



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**149 SILTSTONE Place, Fort McMurray T9K 0W6**

MLS®#: **A2116558**

Area: **Stonecreek**

Listing Date: **03/19/24**

List Price: **\$457,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$12k, 22-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Fort McMurray**

Year Built:

**2016**

Lot Information

Lot Sz Ar:

**2,899 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,538**

Low Sqft:

Ttl Sqft:

**1,538**

DOM

**48**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Landscaped,See Remarks,Views**

**Aggregate,Driveway,Garage Door Opener,Garage Faces Front,See Remarks,Single Garage Attached**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Other**

Construction:

**Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsm:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,See Remarks,Separate Entrance,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

Room

**4pc Bathroom**

**2pc Bathroom**

**Dinette**

**Living Room**

**Bedroom**

Level

**Second**

**Main**

**Main**

**Main**

**Second**

Dimensions

**0`0" x 0`0"**

**0`0" x 0`0"**

**10`0" x 8`11"**

**18`10" x 12`4"**

**8`11" x 13`2"**

Room

**4pc Bathroom**

**3pc Ensuite bath**

**Kitchen**

**Bedroom**

**Bedroom - Primary**

Level

**Suite**

**Second**

**Main**

**Second**

**Second**

Dimensions

**0`0" x 0`0"**

**0`0" x 0`0"**

**8`8" x 15`3"**

**9`6" x 13`1"**

**11`10" x 14`6"**

Bedroom  
Living Room

Basement  
Basement

8`9" x 12`0"  
10`0" x 12`0"

Kitchen

Basement

7`8" x 10`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R2**

**1023470**

Remarks

Pub Rmks: **149 Siltstone Place - Your beautiful 2-storey Duplex home is fully developed with a spacious 1 bedroom legal suite. On the main level you'll love the open concept floor plan!! The kitchen is oversized with tons of countertop and cupboard space and a massive eat up island featuring granite countertops, the large dining nook is great for entertaining and has hardwood floors. The living room area boasts a gorgeous gas fireplace with stone features and built in shelving. The living room also has hardwood flooring and direct access to your massive deck with a view and stairs to your fenced back yard. Upstairs includes 3 bedrooms one of which is your large Master Bedroom with a walk through closet & full 3 piece EN-SUITE. You will also find a full 4 piece main bathroom & 2 more oversized bedrooms; let's not forget the UPSTAIRS laundry. Your home also has a separate entrance to your fully developed basement where you will find a 1 bedroom legal suite, all appliances & lots of natural light. This home also comes with a finished single car garage featuring Apoxee finished floors, AC, fully fenced & landscaped lot, and so much more!!!! Pride of ownership shines through this home ; and is located in Stonecreek !!!! Don't wait call today for your private viewing !!! This Beautiful Home is close to all amenities including but not limited to public transportation, shopping (shopping center and grocery amenities), parks, walking trails and so much more !!!! Upstairs fridge, stove, dishwasher, OTR microwave, washer, dryer, downstairs fridge, stove, dishwasher, our microwave, window coverings, garage opener, AC**

Inclusions:  
Property Listed By: **COLDWELL BANKER UNITED**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









