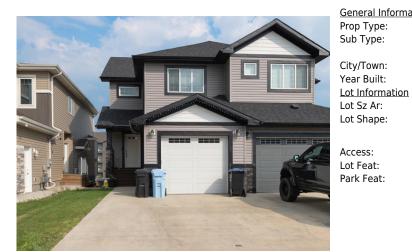


## 149 SILTSTONE Place, Fort McMurray T9K 0W6

03/19/24 MLS®#: A2116558 Area: Stonecreek Listing List Price: **\$457,900** 

Status: **Active** County: **Wood Buffalo** Change: Association: Fort McMurray -\$12k, 22-Mar

Date:



**General Information** 

Prop Type: Residential

Sub Type: Semi Detached (Half

Duplex) Finished Floor Area City/Town: Fort McMurray Abv Saft:

> 2016 Low Sqft:

Ttl Sqft:

2,899 sqft

<u>Parking</u> Ttl Park:

2 1 Garage Sz:

4 (3 1 )

3.5 (3 1)

2 Storey, Side by Side

DOM

Layout

Beds:

Baths:

Style:

48

Access:

Lot Feat: Landscaped, See Remarks, Views Park Feat:

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

Second

1,538

1.538

## Utilities and Features

**Asphalt Shingle** Roof: Construction: Forced Air, Natural Gas **Wood Frame** Heating:

Flooring:

Sewer:

**Utilities:** 

**Bedroom** 

Carpet, Ceramic Tile, Hardwood Ext Feat: Other

Water Source: Fnd/Bsmt:

**Poured Concrete** 

**Bedroom - Primary** 

Kitchen Appl: See Remarks

Second

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

Room Information

<u>Room</u> <u>Level</u> **Dimensions** Room <u>Level</u> **Dimensions** 4pc Bathroom 0'0" x 0'0" 4pc Bathroom Suite 0'0" x 0'0" Second 0'0" x 0'0" 0'0" x 0'0" 2pc Bathroom Main 3pc Ensuite bath Second Dinette Main 10`0" x 8`11" Kitchen Main 8`8" x 15`3" **Living Room** Main 18`10" x 12`4" **Bedroom** Second 9`6" x 13`1" 8`11" x 13`2" 11`10" x 14`6" 
 Bedroom
 Basement
 8`9" x 12`0"
 Kitchen
 Basement
 7`8" x 10`0"

 Living Room
 Basement
 10`0" x 12`0"

Legal/Tax/Financial

Title: Zoning: Fee Simple R2

Legal Desc: **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 amentities including but not limited to public transportation, shopping (shopping center and grocery amenities), parks, walking trails and so much more !!!! Upstairs fridge, stove, dishwasher, our microwave, window coverings, garage opener, AC COLDWELL BANKER UNITED

Inclusions:

Property Listed By:

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

