



THE
A-TEAM

**RE/MAX
FIRST**

145 STONECREEK Landing, Fort McMurray T9K 4X0

MLS®#: **A2133886** Area: **Stonecreek** Listing **05/23/24** List Price: **\$784,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$15k, 19-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2012** Abv Sqft: **2,800**
 Lot Information Low Sqft:
 Lot Sz Ar: **7,953 sqft** Ttl Sqft: **2,800**
 Lot Shape:

DOM

116
Layout
 Beds: **6 (4 2)**
 Baths: **6.0 (6 0)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Lawn,Greenbelt,No Neighbours Behind,Landscaped,Standard Shaped Lot**

Park Feat:

Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Rain Gutters**

Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	8`8" x 6`5"
Dining Room	Main	9`5" x 21`7"
Foyer	Main	11`6" x 10`0"
Living Room	Main	20`8" x 15`6"
3pc Bathroom	Second	8`8" x 6`5"
5pc Ensuite bath	Second	11`9" x 9`1"

Room	Level	Dimensions
Bedroom	Main	8`6" x 8`4"
Family Room	Main	12`6" x 18`8"
Kitchen	Main	10`5" x 16`1"
Storage	Main	6`4" x 5`1"
4pc Bathroom	Second	8`2" x 5`11"
Bedroom	Second	12`9" x 10`10"

Bedroom	Second	12`2" x 13`7"	Bonus Room	Second	20`1" x 14`5"
Laundry	Second	6`7" x 5`11"	Den	Second	8`8" x 10`3"
Bedroom - Primary	Second	12`10" x 19`1"	3pc Ensuite bath	Basement	7`9" x 8`8"
4pc Ensuite bath	Basement	8`8" x 5`5"	Bedroom	Basement	13`0" x 16`1"
Bedroom	Basement	10`9" x 13`2"	Kitchen	Basement	8`5" x 15`6"
Game Room	Basement	8`3" x 20`6"	Furnace/Utility Room	Basement	10`8" x 7`9"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1S**
 Legal Desc: **1124936**

Remarks

Pub Rmks: **Welcome to 145 Stonecreek Landing: Nestled on a stunning 7,953 sq/ft tree-lined lot, this expansive home offers 3,942 sq/ft of luxury living space, featuring six bedrooms, six full bathrooms, and two basement suites. With a driveway that can accommodate four plus vehicles, there's plenty of room here for everyone. The home boasts modern dark exterior finishes, a black garage door, and a paved driveway, enhancing its curb appeal. The main floor welcomes you with high-gloss ceramic tile in the entry and immaculate hardwood throughout the formal front room. Crown moldings, built-in speakers, and a two-way gas fireplace with a stone veneer front add to the home's elegant design visible upon entering. The kitchen, open to the living room, features granite countertops, rich cabinetry extending to the ceiling, built-in appliances including a gas range, and a pantry for ample storage. The island provides a perfect space for entertaining, meal prep, and casual dining. The breakfast nook overlooks the back deck, which runs along the back of the home, offering views of the spacious yard below. A bedroom and a three-piece bathroom complete the main floor. On the second level, the luxurious living space continues with hardwood flooring extending up the stairs and into the primary retreat, which accommodates a king-size bed, a walk-in closet, and a spa-like bathroom with a two-person jetted soaker tub. The second bedroom has its own four-piece ensuite bathroom, while the third bedroom features a walk-in closet and is adjacent to a unique three-piece bathroom with a steam shower. All bathrooms on the upper levels have tiled walls and high-end finishes for a cohesive look. Further down the hall, you'll find a den, an upstairs laundry room with built-in storage, and a bonus room with high ceilings, a gas fireplace with built-ins, and access to an upper balcony overlooking the front yard. The lower level is divided into two suites and like the garage are both heated with in-floor heat. The first is a legal suite with high ceilings, a full kitchen, a bathroom, and a bedroom. The second is an illegal suite with a kitchenette, a bedroom, and a bathroom. These suites have a strong rental history, making them an attractive feature for potential buyers. Meticulously maintained and ready for new owners, this home is a true gem. Schedule a private tour today.**

Inclusions: **FRIDGE X3, STOVE X3, MICROWAVE X3.**
 Property Listed By: **The Agency North Central Alberta**

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