



THE
A-TEAM

**RE/MAX
FIRST**

284 SHALESTONE Way #12, Fort McMurray T9K 0V2

MLS®#: **A2145106** Area: **Stonecreek** Listing Date: **06/27/24** List Price: **\$299,000**
Status: **Pending** County: **Wood Buffalo** Change: **-\$8k, 06-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2017**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **1,315**
Low Sqft:
Ttl Sqft: **1,315**

DOM

81
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard**
Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Crown Molding,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`7" x 5`4"	4pc Bathroom	Upper	8`7" x 4`11"
4pc Ensuite bath	Upper	4`11" x 8`8"	Bedroom	Upper	8`10" x 11`8"
Bedroom	Upper	9`11" x 11`3"	Bedroom - Primary	Upper	12`4" x 10`8"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$455

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc: 1120015

Remarks

Pub Rmks: **END UNIT, LARGE PIE LOT, NO CARPET ALL HARDWOOD AND TILE THROUGHOUT! Fantastic opportunity to own Stone Creek's prime location in walking distance to shopping in Stony Creek Plaza, walking trails and more. Step inside this 2017-bulit townhome built with high end finishings, including quartz counter tops and gleaming hardwood floors. The main level offers a large front foyer that leads you to your open concept living area with a great kitchen that includes a gas stove, stainless steel appliances, lots of cabinets and countertop space. The living room and dining room space is a great space to enjoy your evening or entertain friends and family. The dining room offers garden doors leading to your large deck with gas BBQ hookup. The deck overlooks your pie-shaped yard. The main level is complete with a 2-pc powder room and direct access to your attached garage. The staircase covered in hardwood leads you to the upper level with 3 bedrooms (all with hardwood) and 2 full bathrooms with tile and quartz countertops. The Primary bedroom features a walk-in closet and full ensuite with a soaker tub. The upper level also features your laundry room. The partially developed basement offers completed electrical, framed and drywalled walls, room for a bedroom, family room, and a full bathroom. This space is also plumbed with a wet bar. Added features of this move-in ready townhome are CENTRAL A/C, CUSTOM BLINDS, and you are conveniently located next to visitor parking. Call today for your personal tour.**

Inclusions: **Fridge, stove, dishwasher, microwave, washer, dryer, blinds, curtains, central a/c, garage rack, garage door opener**

Property Listed By: **COLDWELL BANKER UNITED**

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