



THE
A-TEAM

**RE/MAX
FIRST**

284 SHALESTONE Way #36, Fort McMurray T9K 0V2

MLS® #: **A2146648**

Area: **Stonecreek**

Listing Date: **07/03/24**

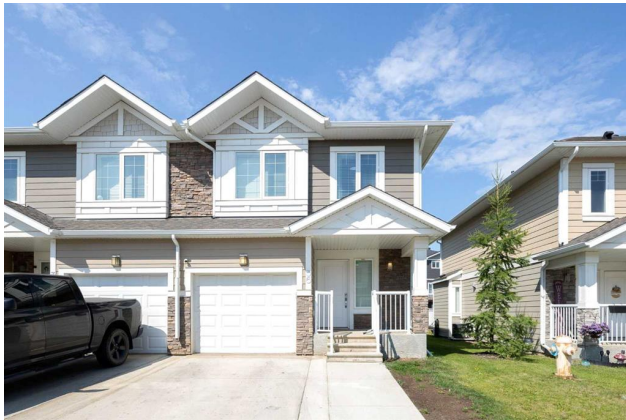
List Price: **\$315,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 10-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2017**

Finished Floor Area

Abv Sqft: **1,300**

Low Sqft:

Ttl Sqft: **1,300**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

75

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Corner Lot
Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings**
Int Feat: **Pantry, Storage, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`2"	Dining Room	Main	9`11" x 10`11"
Foyer	Main	6`10" x 10`11"	Kitchen	Main	10`6" x 10`9"
Living Room	Main	11`5" x 12`11"	4pc Bathroom	Second	8`8" x 4`11"
4pc Ensuite bath	Second	4`11" x 8`8"	Bedroom	Second	9`6" x 11`9"
Bedroom	Second	9`6" x 10`11"	Bedroom - Primary	Second	12`3" x 10`7"
Walk-In Closet	Second	6`7" x 4`10"	Game Room	Basement	20`4" x 19`2"
Furnace/Utility Room	Basement	8`0" x 14`2"			

Condo Fee:
\$455

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1120015**

Remarks

Pub Rmks: **2-STOREY TOWNHOUSE IN STONECREEK! 1) ATTACHED GARAGE & CONCRETE DRIVEWAY: Convenience right at your doorstep. 2) CENTRAL A/C: Stay comfortable year-round. 3) WALKING DISTANCE TO STONECREEK VILLAGE & EAGLE RIDGE AMENITIES + SCHOOLS: Live in the heart of it all. Step into luxury with this stunning, brand-new 2-storey townhouse in the sought-after community of Stonecreek. As you enter the main floor, you're greeted by an open and airy living space featuring elegant ENGINEERED HARDWOOD FLOORING. The spacious living room flows seamlessly into the gourmet kitchen, which boasts gleaming QUARTZ COUNTERTOPS, high-end STAINLESS STEEL APPLIANCES, and a convenient breakfast bar. Perfect for entertaining, this area also provides access to your private back deck, complete with a gas BBQ hook-up—ideal for summer gatherings! Venture upstairs to discover three generously sized bedrooms. The master suite is a true retreat, featuring a walk-in closet and a luxurious ensuite with quartz countertops. The upper level also includes a laundry area and an additional full bathroom, offering ultimate convenience. Enjoy the best of both worlds: a serene, family-friendly neighbourhood with proximity to scenic trails and a state-of-the-art theatre. Don't miss this rare opportunity to own a meticulously designed townhouse in the vibrant and growing Stonecreek community. Your perfect home is waiting—schedule a viewing today!**

Inclusions: **fridge, stove, microwave, dishwasher, air conditioner, washer & dryer, window coverings**
Property Listed By: **RE/MAX FORT MCMURRAY**

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