



THE
A-TEAM

**RE/MAX
FIRST**

200 SILTSTONE Place, Fort McMurray T9K 0W6

MLS®#: **A2148771**

Area: **Stonecreek**

Listing Date: **07/11/24**

List Price: **\$565,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2023

Lot Information

Lot Sz Ar:

3,638 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,775

Low Sqft:

Ttl Sqft:

1,775

DOM

58

Layout

Beds:

6 (4 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard

Driveway,Gravel Driveway,Parking Pad,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Barbecue**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Closet Organizers,Granite Counters,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

2pc Bathroom

Dining Room

Living Room

5pc Ensuite bath

Bedroom

4pc Bathroom

Level

Main

Main

Main

Upper

Upper

Suite

Dimensions

3`3" x 7`10"

14`9" x 9`7"

13`1" x 16`1"

6`9" x 11`5"

11`2" x 10`11"

5`0" x 7`9"

Room

Bedroom

Kitchen

4pc Bathroom

Bedroom

Bedroom - Primary

Bedroom

Level

Main

Main

Upper

Upper

Upper

Suite

Dimensions

9`1" x 9`11"

12`2" x 15`4"

8`7" x 4`11"

10`9" x 10`6"

13`1" x 15`5"

8`10" x 11`11"

Bedroom
Game Room

Suite
Suite

8`7" x 11`9"
11`5" x 14`9"

Kitchen
Furnace/Utility Room
Legal/Tax/Financial

Suite
Suite

14`2" x 12`6"
4`9" x 9`1"

Title:
Fee Simple
Legal Desc:

1023470

Zoning:
R1S

Remarks

Pub Rmks:

Welcome to this Brand New, Sophisticated Single-family house with 2 bedrooms LEGAL SUITE! This Stunning Home boasts a Modern Contemporary design with a thoughtfully planned layout that will captivate you from the moment you step inside. The main floor features an open concept layout, showcasing a den/bedroom that offers versatility and convenience. Additionally, this impressive property includes a 2-bedroom legal suite, adding both functionality and potential for additional income. Every detail has been carefully considered, with numerous upgrades throughout the home. The contemporary modern kitchen is adorned with exquisite granite countertops, complemented by a matching backsplash. The Porcelain tile, stylish window and door trims, and baseboards add an elegant touch, while the faucets and light fixtures exude sophistication. The stair and railing design make a striking statement, and the stunning hardwood floors tie the entire space together flawlessly. The kitchen is a chef's dream, boasting ample cabinet space, a huge island, and a corner pantry for all your storage needs. Upstairs, the spacious master bedroom awaits, complete with an en-suite bathroom featuring his and her vanities, a jetted tub, and a walk-in closet with built-in drawers. The convenience of having laundry facilities on the second floor adds to the overall functionality of the home. Two additional bedrooms and a well-appointed common bathroom complete the upper level. The basement offers even more possibilities with a 2-bedroom legal suite, providing excellent revenue potential. The suite features the same high-quality finishes as the main living area, and the spacious living room and stunning kitchen create a welcoming and comfortable living space for tenants. Rest easy knowing that this fabulous home comes with a new home warranty and the builder's warranty, providing you with peace of mind. Don't miss out on the opportunity to make this exceptional property your own. Call today to schedule a private viewing and experience the epitome of modern living.

Inclusions:
Property Listed By:

**\$5000 Appliances credit
RE/MAX FORT MCMURRAY**

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







