



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**205 DIAMONDSTONE Ridge, Fort McMurray T9K 0X2**

MLS®#: **A2150091**

Area: **Stonecreek**

Listing Date: **07/20/24**

List Price: **\$614,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2011**

Finished Floor Area

Abv Sqft: **1,742**

Low Sqft:

Ttl Sqft: **1,742**

Lot Information

Lot Sz Ar: **4,655 sqft**

Lot Shape:

DOM

**58**

Layout

Beds: **4 (3 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Lawn,Landscaped**

**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: **BBQ gas line,Dog Run,Fire Pit,Garden,Private Entrance,Private Yard,Storage**

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: **Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`0" x 6`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 9`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`6" x 5`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 8`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 12`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`10"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 10`9"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 12`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 12`10"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>18`11" x 13`0"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`4" x 5`6"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`9" x 15`9"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`8" x 9`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`2" x 12`2"</b>

**Game Room  
Furnace/Utility Room**

**Basement  
Basement**

**14`6" x 15`8"  
12`7" x 8`6"**

**Kitchen**

**Basement**

**6`9" x 9`2"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

Zoning:

**R1S**

**1121661**

Remarks

Pub Rmks:

**Welcome to 205 Diamondstone Ridge: A beautiful and spacious two-storey home with a separate entry basement and an upstairs bonus room, all showcasing pride of ownership throughout. Located in the sought-after community of Stonecreek Landing, enjoy the tranquility of a quiet neighbourhood with the convenience of being only minutes away from Fort McMurray's newest retail shopping area and many other great amenities, parks, and schools. The home welcomes you with a wide driveway for three vehicles leading to an attached, heated 23x21 double car garage with epoxy floors and painted walls. Beautiful landscaping adds to the home's curb appeal, while the fully fenced backyard features a large deck, stone patio with a fire pit, new grass, and a wide gate for easy access to store your ATV or snowmobile. The main level of the home boasts an open-concept living space with a natural gas fireplace in the living room and a farmhouse-inspired grey feature wall that matches the updated two piece bathroom. The kitchen is complete with granite countertops, stainless steel appliances, and a large pantry. Hardwood floors cover the dining and living rooms, while tile flooring is found in the kitchen and entry. The second level opens up to a large bonus room at the top of the stairs, perfect for a family room, recreation room, or playroom. This additional living space is ideal if you decide to rent out the basement offering you extra living space to enjoy. On one side of the bonus room is the primary bedroom with a walk-in closet and a four-piece ensuite bathroom. The two smaller yet spacious bedrooms are on the other side of the home's top floor, with a four-piece bathroom in between. All bedrooms are equipped with no-string blinds. A laundry room with additional storage is also on this level for added convenience, while there is a second laundry in the basement with machines just replaced in 2024. The lower level is fully developed with an illegal suite with a side entrance. Freshly painted in 2024, the basement features a living room, kitchenette with a fridge and small appliances included, one bedroom, and a four-piece bathroom. All the furniture in the basement is also included. The home comes equipped with central A/C and is located in a great neighbourhood with plenty of kids and easy access to the highway for work commutes. Schedule a private tour of this incredible home today.**

Inclusions:

Property Listed By:

**GARDEN SHED, GARAGE HEATER. BASEMENT: CHAR, COUCH, TOASTER OVEN, TABLE AND CHAIRS, COFFEE TABLE, TV STAND.  
The Agency North Central Alberta**

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