



THE
A-TEAM

**RE/MAX
FIRST**

221 STONECREEK Landing, Fort McMurray T9K 0X4

MLS®#: **A2153413**

Area: **Stonecreek**

Listing **08/12/24**

List Price: **\$519,900**

Status: **Pending**

County: **Wood Buffalo**

Date: **08/12/24**
Change: **-\$30k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2012**
Lot Information
Lot Sz Ar: **4,662 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,849**
Low Sqft:
Ttl Sqft: **1,849**

DOM

37
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks, Separate Entrance**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| 4pc Bathroom | Main | |
| 2pc Bathroom | Main | |
| Dining Room | Main | 8`0" x 15`9" |
| Den | Main | 7`10" x 11`4" |
| Bedroom - Primary | Second | 12`8" x 9`1" |
| Office | Main | 11`7" x 12`2" |
| Family Room | Basement | 15`11" x 12`6" |

| Room | Level | Dimensions |
|--------------|----------|---------------|
| Bedroom | Main | 12`2" x 10`6" |
| Bedroom | Main | 12`3" x 10`7" |
| Kitchen | Main | 8`5" x 14`8" |
| Living Room | Main | 14`1" x 16`9" |
| Bedroom | Second | 12`8" x 9`1" |
| Kitchen | Basement | 16`4" x 12`7" |
| 3pc Bathroom | Basement | |

4pc Ensuite bath

Second

Bedroom
Legal/Tax/Financial

Basement

12`2" x 11`7"

Title:
Fee Simple
Legal Desc:

1124936

Zoning:
R1S

Remarks

Pub Rmks: **4 BEDROOMS UPSTAIRS! BACKS ONTO GREEN SPACE! WALK-OUT BASEMENT! This unique home in Stone Creek backs onto a beautiful green space and walking trail. As you enter, you're greeted by soaring ceilings that extend up to the second level. At the back of the home, you'll find a spacious eat-in kitchen with granite countertops, a corner pantry, and access to the back deck and yard. This level also features a flex room near the entryway, perfect as a home office, playroom, or whatever your family needs, along with main floor laundry, two bedrooms, and a full bathroom. Up a short flight of stairs, there's another child's bedroom and the primary suite, complete with a spacious ensuite featuring a corner jet tub, a long vanity, and a large walk-in shower. The walk-out basement has its own side entrance and includes a 3-piece bathroom, a kitchenette, and a 5th bedroom. SOLD AS IS, WHERE IS.**

Inclusions:
Property Listed By:

**SOLD AS IS WHERE IS
RE/MAX FORT MCMURRAY**

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









