



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**149 SHALESTONE Place, Fort McMurray T9K 0T5**

MLS® #: **A2154902**

Area: **Stonecreek**

Listing Date: **08/02/24**

List Price: **\$699,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$9k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2021**  
Lot Information  
Lot Sz Ar: **4,588 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,930**  
Low Sqft:  
Ttl Sqft: **1,930**

DOM

**47**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac**  
Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

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

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

Kitchen Appl: **See Remarks**  
Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,Pantry,Recessed Lighting,See Remarks,Separate Entrance,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 6`9"	Dining Room	Main	9`9" x 8`3"
Kitchen	Main	9`9" x 13`9"	Living Room	Main	17`3" x 13`4"
Bedroom - Primary	Upper	13`11" x 15`0"	Bedroom	Upper	12`3" x 10`11"
4pc Bathroom	Upper	4`9" x 8`11"	Bonus Room	Upper	14`7" x 11`3"

<b>Bedroom</b>	<b>Upper</b>	<b>12`4" x 10`11"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`11" x 8`8"</b>
<b>Bedroom</b>	<b>Suite</b>	<b>8`3" x 12`6"</b>	<b>Living/Dining Room Combination</b>	<b>Suite</b>	<b>15`7" x 13`4"</b>
<b>Bedroom</b>	<b>Suite</b>	<b>11`11" x 9`0"</b>	<b>4pc Bathroom</b>	<b>Suite</b>	<b>7`7" x 6`1"</b>

Legal/Tax/Financial

Title: Zoning:

**Fee Simple** **R1S**

Legal Desc: **0923934**

Remarks

Pub Rmks: **Discover the Epitome of Luxury Living in This Meticulously Crafted, Brand-New Residence that Seamlessly Blends Sophistication with Modern Functionality. This Expansive 5-bedroom home with 2 Bedrooms Legal Walkout Basement Suite Welcomes you with a thoughtfully designed open-concept main floor, Showcasing a Breathtaking kitchen, a Luminous living room adorned with a Gas fireplace, and Elegant hardwood floors that exude both warmth and style. Indulge in the Opulence of the Primary bedroom, complete with a Stunning Ensuite Boasting a Double vanity, Spacious Walk-in shower, and a Generously sized walk-in closet offering ample storage. The upper level is enhanced by a versatile Bonus Room, ideal for a home office or playroom, along with two additional well-appointed bedrooms. The Allure of this residence extends to the Walkout Basement, featuring a Legal 2-bedroom Suite with a private entrance. This space not only provides versatility for extended family living but also presents an attractive rental income opportunity. Unveil the perfect marriage of style and affordability with an included \$5000 appliance package upon closing. Elevate your lifestyle with a home that transcends expectations, offering unparalleled comfort, exquisite design, and the added convenience of a legal basement suite - truly a residence that redefines modern luxury.**

Inclusions: **\$5000 Appliances Credit**  
Property Listed By: **RE/MAX FORT MCMURRAY**

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