



THE
A-TEAM

**RE/MAX
FIRST**

229 SILTSTONE Place, Fort McMurray T9K 0W5

MLS® #: **A2154964**

Area: **Stonecreek**

Listing Date: **08/05/24**

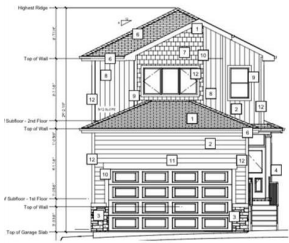
List Price: **\$579,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Fort McMurray 2024**
City/Town: **Fort McMurray**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,568 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,694**
Low Sqft:
Ttl Sqft: **1,694**

DOM

44
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Other, See Remarks**
Int Feat: **Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 5`10"	Kitchen	Main	13`0" x 14`10"
Living Room	Main	11`3" x 16`10"	Dining Room	Main	9`9" x 9`7"
Family Room	Upper	14`10" x 19`4"	Bedroom - Primary	Upper	16`0" x 15`11"
4pc Ensuite bath	Upper	5`5" x 9`3"	4pc Bathroom	Upper	6`5" x 9`3"
Bedroom	Upper	13`10" x 10`3"	Bedroom	Upper	10`3" x 13`10"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R2**

Legal Desc: **1023470**

Remarks

Pub Rmks: **Step into a World of Elegance and Serenity in Stonecreek, Fort McMurray! This Stunning 2-Storey Custom Pre-Construction Home, Crafted by the Prestigious Mann Builders, offers you the perfect blend of Luxury and Tranquility. This is your Unique chance to design a living space that truly reflects your style and preferences. Secure your spot early and enjoy the freedom to choose your own tiles, flooring, siding, paint colors, and fixtures, making this home Uniquely yours. The Main floor boasts an Expansive open concept layout, ideal for Entertaining and family gatherings. The kitchen is a Chef's dream, featuring Quartz countertops and an appliance credit, allowing you to select your preferred appliances. Upstairs, the Luxurious Master bedroom offers a spa-like retreat with an ensuite that includes an option for a relaxing soaker tub—perfect for unwinding at the end of the day. The upper level also includes a versatile BONUS ROOM that can be tailored to suit your needs, whether as a home office, playroom, or additional living space. For those looking for even more flexibility, the walkout basement can be developed into a LEGAL SUITE, providing additional living space or potential rental income. Don't miss this rare opportunity to build your dream home with Mann Builders in one of Fort McMurray's most sought-after neighborhoods. Contact us today to learn more and secure your place in this exclusive development!**

Inclusions: **\$5,000 appliance credit**
Property Listed By: **RE/MAX FORT MCMURRAY**

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