



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**284 SHALESTONE Way #53, Fort McMurray T9K 0V2**

MLS®#: **A2156404**      Area: **Stonecreek**      Listing Date: **08/09/24**      List Price: **\$319,900**  
 Status: **Pending**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Fort McMurray**  
 Year Built: **2017**

Lot Information

Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,172**  
                     Low Sqft:  
                     Ttl Sqft: **1,172**

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Single Garage Attached**

DOM

**40**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Floor Furnace,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction:  
**See Remarks**  
 Flooring:  
**Carpet,Tile,Wood**  
 Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Second	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"	Bedroom	Second	12`3" x 10`10"
Bedroom - Primary	Second	10`9" x 14`7"	Bedroom	Basement	9`1" x 12`0"
Family Room	Basement	10`4" x 13`8"	Living Room	Main	10`3" x 12`9"
Eat in Kitchen	Main	10`10" x 10`7"	Dining Room	Main	9`1" x 10`9"
3pc Bathroom	Basement	0`0" x 0`0"	Foyer	Main	6`4" x 11`1"
Furnace/Utility Room	Basement	0`0" x 0`0"			

Condo Fee:  
**\$455**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **1120015**

Remarks

Pub Rmks: **PRIDE OF OWNERSHIP SHINES THROUGH! This beautiful UPGRADED townhome is steps away from shopping, schools, bus route and easy access to highway 63 and downtown. This home has lots to offer the savvy buyer with WHITE KITCHEN with Quartz Countertops, tiled backsplash, eat up breakfast bar with an OPEN CONCEPT floor plan, great for entertaining family and friends. Off the dining is a deck, where you can BBQ and hang out! The upper level features not one but 2 PRIMARY BEDROOMS EACH WITH THEIR OWN ENSUITE BATHROOMS! One of the ensuite baths is 5 PC with DOUBLE SINKS AND VANITY, LARGE JETTED TUB AND STAND UP SHOWER and the bedroom has a WALK IN CLOSET. For your convenience the laundry is located on the upper floor near the bedrooms. The FULLY DEVELOPED BASEMENT IS FANTASTIC and has a Spacious Family room with a WET BAR, 3rd Bedroom, Bathroom with custom shower, and mechanical room. UPDATED MODERN FIXTURES Complete this FANTASTIC HOME. Condo fees are low at \$455.09 and include common area maintenance for the complex, insurance for the common property and professional management. If you are looking for a great place to call home then LOOK NO FURTHER! CALL NOW TO VIEW. QUICK POSSESSION AVAILABLE.**

Inclusions: **fridge, stove 'as is', dishwasher, washer, dryer, all window blinds**  
Property Listed By: **RE/MAX FORT MCMURRAY**

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











