



THE
A-TEAM

**RE/MAX
FIRST**

269 SHALESTONE Way, Fort McMurray T9K0T5

MLS® #: **A2160033** Area: **Stonecreek** Listing Date: **08/24/24** List Price: **\$85,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Fort McMurray**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **4,983 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

149
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Cleared,Treed**
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: Zoning:
Fee Simple **R2**
 Legal Desc: **0923934**

Remarks

Pub Rmks: **This is a fantastic opportunity to build your home your way! This lot is located in Stonecreek, a vibrant community with amazing amenities and easy access to major roadways. Surrounded by parks, schools, and walking trails, this lot is the perfect spot to build your new home! This land is fully serviced and cleared for your new build, partially treed for backyard privacy, and backs a utility right-of-way.**

Inclusions: **As is where is**
 Property Listed By: **RE/MAX FORT MCMURRAY**

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