



THE
A-TEAM

**RE/MAX
FIRST**

224 SILTSTONE Place, Fort McMurray T9K0W5

MLS®#: **A2160228**

Area: **Stonecreek**

Listing Date: **08/22/24**

List Price: **\$530,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2017**
Lot Information
Lot Sz Ar: **3,982 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,788**
Low Sqft:
Ttl Sqft: **1,788**

DOM

27
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **ICF Block**

Kitchen Appl: **See Remarks**
Int Feat: **Open Floorplan,Quartz Counters,See Remarks,Separate Entrance,Sump Pump(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"
Dinette	Main	12`8" x 9`5"
Living Room	Main	20`0" x 19`7"
Bedroom	Second	10`0" x 14`0"
Laundry	Second	8`7" x 4`10"
Bedroom	Basement	18`0" x 11`0"

Room	Level	Dimensions
4pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"
Kitchen	Main	12`0" x 12`8"
Mud Room	Main	7`0" x 10`0"
Bedroom	Second	9`3" x 12`0"
Bedroom - Primary	Second	11`0" x 19`0"
Kitchenette	Basement	1`10" x 7`7"

Game Room

Basement

9`10" x 18`5"

Furnace/Utility Room
Legal/Tax/Financial

Basement

10`0" x 9`0"

Title:
Fee Simple
Legal Desc:

1023470

Zoning:
R1S

Remarks

Pub Rmks: **224 Siltstone Place - This Immaculate home is situated in Stone Creek with a Detached double car garage and full year around Alley Access. Inside you will find a gorgeous open concept floor plan with high ceilings and an abundance of natural lighting. The massive living room gives loads of room for entertaining and features a gorgeous gas fireplace with stone work. The large kitchen boasts quartz countertops solid wood cupboards with lots of cupboard and countertop space and stainless steel appliances; your home has also been freshly painted throughout. Upstairs you will find 3 HUGE bedrooms one being the primary suite with a large 4 piece en-suite with an oversized tiled stand up shower and separate tub area; you will also find a full walk in closet the upstairs also has lots of storage space, a full laundry room and a 4 piece main bathroom. The basement is fully developed and features a 1 bedroom legal basement suite. The separate entrance leads to the large living room area and galley style kitchen with like finishings as the upper levels. The massive basement bedroom with good natural lighting. The basement includes its own laundry area and full 4 piece bathroom. The backyard has beautiful landscaping bringing you to your double detached garage and full alley access. Your yard is fully fenced. Your home is sure to impress !!! Pride of ownership shines through !!! Call today for your private viewing!!!**

Inclusions: **Two fridges, two stoves, two dishwashers, two washers, two dryers, two microwaves, Garage door opener, plus remote**

Property Listed By: **COLDWELL BANKER UNITED**

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







