



THE
A-TEAM

**RE/MAX
FIRST**

121 SANDSTONE Lane, Fort McMurray T9K 0S7

MLS®#: **A2162215** Area: **Stonecreek** Listing Date: **09/03/24** List Price: **\$460,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Fort McMurray**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **2,980 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space**
 Park Feat: **Off Street,Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,319**
 Low Sqft:
 Ttl Sqft: **1,319**

DOM

16
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Freezer,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Central Vacuum,Closet Organizers,Kitchen Island,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	12`6" x 15`7"	Bedroom	Second	10`8" x 10`9"
Bedroom	Second	9`6" x 10`0"	Bedroom	Basement	9`7" x 10`9"
4pc Ensuite bath	Second	8`4" x 5`0"	4pc Bathroom	Second	5`0" x 10`3"
Living Room	Main	12`5" x 15`5"	Kitchen	Main	10`7" x 10`6"
Dining Room	Main	7`3" x 10`0"	2pc Bathroom	Main	5`7" x 5`1"
Furnace/Utility Room	Basement	4`6" x 6`5"	4pc Bathroom	Basement	7`4" x 6`2"
Game Room	Basement	13`7" x 14`3"			

Title: **Fee Simple**
Legal Desc: **0828922**

Zoning: **R2**

Remarks

Pub Rmks: **This property is in immaculate condition and ready for its new owners! Located on a quiet street in Stonecreek, this property is just steps away from the shopping plaza and other amenities. The entry boasts a soaring ceiling and an impressive stairwell to the second floor. The kitchen features countertops and stainless-steel appliances. The living room has a stylish gas fireplace with a side door to access the deck, making the space ideal for hosting and relaxing. The dining room is just off the kitchen, where you can enjoy your meal. On the second floor, you will find bedrooms 2 and 3 with large windows. The sizeable primary bedroom also has a huge walking closet and four pc ensuites. The main laundry is on the 2nd floor, making it convenient for your laundry day. The walk-out basement is bright and inviting. With a smartly designed kitchenette, separate laundry area and full bathroom, this is a beautiful value-adding property feature. Your basement guests will be very comfortable with a large bedroom. Book a showing today and make this gorgeous home your own.**

Inclusions: **N/A**
Property Listed By: **RE/MAX FORT MCMURRAY**

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