



THE
A-TEAM

**RE/MAX
FIRST**

284 SHALESTONE Way #16, Fort McMurray T9K 0V2

MLS®#: **A2170981**

Area: **Stonecreek**

Listing Date: **10/04/24**

List Price: **\$312,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,268**
Low Sqft:
Ttl Sqft: **1,268**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

13
Layout
Beds: **2 (2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped**
Park Feat: **Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Gas Water Heater,Microwave,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,Jetted Tub,No Smoking Home,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|----------------------|----------|---------------|------------------|----------|---------------|
| 2pc Bathroom | Main | 5`6" x 5`4" | Dinette | Main | 10`0" x 8`10" |
| Foyer | Main | 14`2" x 6`5" | Kitchen | Main | 11`2" x 10`4" |
| Living Room | Main | 12`2" x 9`11" | 4pc Ensuite bath | Second | 8`9" x 5`0" |
| 5pc Ensuite bath | Second | 13`9" x 7`10" | Bedroom | Second | 12`2" x 10`7" |
| Bedroom - Primary | Second | 14`5" x 10`8" | Walk-In Closet | Second | 8`4" x 6`4" |
| 3pc Bathroom | Basement | 7`10" x 6`5" | Game Room | Basement | 18`4" x 13`1" |
| Furnace/Utility Room | Basement | 12`9" x 4`7" | | | |

Legal/Tax/Financial

| | | |
|----------------------------|--|----------------------|
| Condo Fee: \$455 | Title: Fee Simple Fee Freq: Monthly | Zoning: R3 |
| Legal Desc: | 1120015 | |

Remarks

Pub Rmks: **Welcome to 16- 284 Shalestone Way: This clean, turnkey unit offers extensive living space with a low-maintenance lifestyle, featuring two bedrooms and four bathrooms. With parking for two, central A/C, and a sunny back deck (with no one located directly behind), this fully developed rebuild is ideal for those seeking comfort and convenience. With immediate access to the highway, shopping, schools, parks, and walking trails. The front driveway accommodates one vehicle, while the attached garage provides space for a second, with visitor parking is conveniently located a few doors away, making it easy for guests to visit. Upon entry, a spacious foyer connects to the attached garage, and 2 pc bathroom. Further in the L-shaped kitchen with breakfast bar, open to the dinette and living room, perfect for entertaining. or watching your favourite show while cooking at the end of a long day. Step out onto the back deck to enjoy quiet open green space. The second level hosts a spacious primary bedroom that has a five piece ensuite featuring separate vanities as well as a beautiful jetted soaker tub, imagine that with a glass of wine and a book. Just outside the primary you will find the stackable washer and dryer as well as linen storage. The second bedroom offers a large double sided walk-in-closet and four piece ensuite. The lower level is dedicated to the private primary suite, offering a large closet and a four-piece ensuite bathroom. The lower level of this home is fully developed and can serve as an additional bedroom, a home office, or additional living area. A final three piece bathroom can be found on this level along with utilities. Set in a beautifully landscaped and clean complex, Don't miss out—schedule a private tour of this stunning townhome today.**

Inclusions:
Property Listed By: **N/A**
The Agency North Central Alberta

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



