



THE
A-TEAM

**RE/MAX
FIRST**

212 SILTSTONE Place, Fort McMurray T9K 0W5

MLS®#: **A2171059**

Area: **Stonecreek**

Listing Date: **10/06/24**

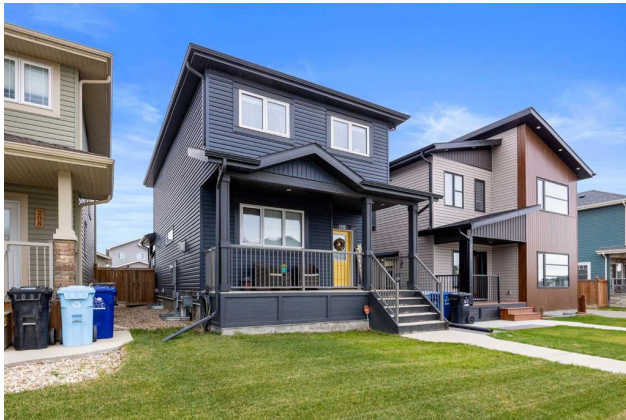
List Price: **\$464,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2017**
Lot Information
Lot Sz Ar: **3,388 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,396**
Low Sqft:
Ttl Sqft: **1,396**

DOM

12
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped**
Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Water Softener**
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	
Kitchen	Main	14`3" x 11`8"
3pc Ensuite bath	Second	
Bedroom	Second	9`1" x 12`11"
Bedroom - Primary	Second	13`5" x 11`1"
Bedroom	Basement	9`7" x 11`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dinette	Main	12`8" x 8`8"
Living Room	Main	12`10" x 11`8"
4pc Bathroom	Second	
Bedroom	Second	9`8" x 12`10"
4pc Bathroom	Basement	
Game Room	Basement	12`4" x 19`8"

Furnace/Utility Room

Basement

6`6" x 7`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

1023470

Remarks

Pub Rmks:

Welcome to this gorgeous 2-story rebuild in the heart of Stone Creek! This 1,396 sq ft home is perfect for first-time buyers looking for a fresh start. With 3 bedrooms upstairs and 1 more in the basement, there's plenty of space for everyone. Plus, 3 full bathrooms and a half bath mean no more morning traffic jams! Step inside and you'll find an open-concept layout that makes the home feel even bigger. The kitchen? It's a showstopper, with sparkling quartz countertops, a large island, and a pantry big enough for all your snacks. You'll love cooking while chatting with guests in the nearby dining and living areas, where large windows let the light pour in, and the cozy gas fireplace makes the winter months extra warm and inviting. The primary bedroom is a dream—huge walk-in closet and an ensuite bathroom with a massive walk-in shower that feels like a spa retreat. The other two upstairs bedrooms are perfect for the kids or guests, and the big 4-piece main bathroom has all the space you'll need. You may not realize you need it, the large linen closet is fantastic storage. Head down to the basement, where the rec room is an ideal spot for the kids to play or for movie nights with the whole family. The extra bedroom with a large closet and 4 pc bathroom finishes it off perfectly. Bonuses: the in-floor heating down here is pure heaven in the colder months, another large closet for coats or off seasonal clothing and another linen closet. Out back, you'll find a large covered deck, ready for your gas BBQ, making summer nights a breeze. The fully fenced backyard is the perfect place for the kids to run around while you relax. With a 24x22 parking pad, you've got room to build the garage of your dreams. Living here means walking distance to the nearby shopping area, great schools, and even a hockey rink at the end of the street. It's a quiet, friendly street where you can truly feel at home. And did we mention the park nearby? It's the perfect place to enjoy the outdoors without going far. If you have small children, it's really easy to go for a walk to the park. The stoney creek plaza is a 10 minute little person walk down the street. Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, window coverings, trampoline, shed, blinds, water softener, air conditioning. With hot water on demand, plush carpet in the upstairs, and a covered front deck, this home ticks all the boxes. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour, and video. Are you ready to say yes to this address?

Inclusions:
Property Listed By:

fridge, stove, dishwasher, microwave, washer, dryer, window coverings, trampoline, shed, blinds, water softener, RE/MAX FORT MCMURRAY

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

