



THE
A-TEAM

**RE/MAX
FIRST**

244 SHALESTONE Way, Fort McMurray T9K 0T5

MLS®#: **A2171112**

Area: **Stonecreek**

Listing Date: **10/03/24**

List Price: **\$449,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

1,655

Year Built:

2017

Low Sqft:

Ttl Sqft:

1,655

Lot Information

Lot Sz Ar:

2,984 sqft

Lot Shape:

DOM

14

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Other

Heated Garage,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **None**

Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Granite Counters**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`10"
Living Room	Main	19`2" x 26`7"
4pc Bathroom	Second	4`11" x 8`11"
Bedroom	Second	9`9" x 13`5"
4pc Bathroom	Basement	8`5" x 5`0"
Kitchenette	Basement	10`4" x 9`7"
Furnace/Utility Room	Basement	7`3" x 7`6"

Room	Level	Dimensions
Kitchen	Main	8`3" x 12`2"
3pc Bathroom	Second	5`0" x 8`10"
Bedroom	Second	9`0" x 15`3"
Bedroom - Primary	Second	10`4" x 19`11"
Bedroom	Basement	9`0" x 15`8"
Game Room	Basement	8`8" x 16`1"

Title:
Fee Simple
Legal Desc:

0923934

Zoning:
R2

Remarks

Pub Rmks: **Curb Appeal! Single attached heated garage! Welcome to 244 Shalestone Way. This 1655 sq ft, 4 bedroom, 3 1/2 bath, 2017 built, two storey duplex sits in the beautiful neighbourhood of Stone Creek. The main level of this functionally built home offers white ceramic tile flooring in the entryway and kitchen and engineered Hardwood flooring throughout the living room. The living room sits off the kitchen and is complete with large windows and a cozy gas fireplace with tile surround! The beautifully custom kitchen is finished with dark cabinetry, eat up breakfast bar with granite countertops, glass tile backsplash, soft close cabinetry, closet pantry and dining area! The main level features a half bathroom and provides convenient sliding door access to the back deck. The upper level of this beautiful home features a spacious 10'4" x 19'11" primary bedroom that is complete with large windows, large closet and boasts a beautiful 3 piece ensuite with granite countertops and Stand up shower with tile surround! There are two additional spacious bedrooms and another 4 piece bathroom on the 2nd level. Head down to the walkout basement where you will find a functionally finished rec space, 4th bedroom, plush carpet in the rec space and ceramic tile floor in the kitchenette. If that is not enough this home has been upgraded with A/C and a fully fenced yard! Call now to schedule your private viewing!**

Inclusions: **As is where is at the time of possession**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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









