



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**201 SHALESTONE Way, Fort McMurray T9K 0T6**

MLS®#: **A2171408**

Area: **Stonecreek**

Listing Date: **10/23/24**

List Price: **\$463,100**

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: **2017**

Lot Information

Lot Sz Ar: **4,065 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,No Neighbours Behind,Landscaped**  
Park Feat: **Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Parking Pad,Single Garage Attached**

DOM

**5**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey,Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Lighting,Private Yard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`8" x 7`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>6`5" x 14`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`11" x 11`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`7" x 13`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`10" x 7`8"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`9" x 12`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 13`1"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 13`1"</b>
<b>Laundry</b>	<b>Second</b>	<b>9`5" x 5`4"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`11" x 21`6"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>5`7" x 8`8"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0923934**

Zoning:  
**R2**

Remarks

Pub Rmks:

**Welcome to 201 Shalestone Way: Modern Comfort in a Desirable Location. This beautifully finished 1,563 sq/ft home offers a perfect balance of style and practicality. Situated on a tree-lined lot in a modern neighbourhood, you'll enjoy easy access to scenic trails, parks, shopping, and dining, all within minutes from your doorstep. Inside, the main floor features a bright, open layout that brings together the kitchen, dining, and living areas seamlessly. The upgraded white kitchen is complete with granite countertops, a spacious island, corner pantry, and stainless steel appliances, making it both functional and inviting. The living room is anchored by a charming fireplace with stone veneer surround, perfect for year-round relaxation. Step outside to the fully-fenced backyard, ideal for summer BBQs with a gas line ready for your grill, while mature trees provide natural beauty and privacy. A convenient two-piece bathroom rounds out the main level. Upstairs, three spacious bedrooms offer ample closet space. The primary suite is a peaceful retreat with enough room for a sitting area or desk, and a private ensuite that includes a soaker tub, walk-in shower, and dual sinks. The walk-in closet with built-in shelving is accessible through the ensuite, providing a thoughtful touch to your morning routine. Completing the second floor is a four-piece bathroom and a laundry room with extra storage and a sink. The unfinished basement, with its own separate entrance, is ready for your personal touch. Additional perks include hot water on demand, a heated garage, and central air conditioning, making this home as comfortable as it is attractive. With thoughtful details throughout, 201 Shalestone Way offers modern living at an accessible price. Schedule a private showing 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**









