



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**101 SANDSTONE Lane, Fort McMurray T9K 0S7**

MLS®#: **A2171718**

Area: **Stonecreek**

Listing Date: **10/30/24**

List Price: **\$349,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$5k, 14-Nov**

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: **3,586 sqft**  
Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,No Neighbours Behind,Landscaped**  
Park Feat: **Single Garage Attached**

DOM

**22**

Layout

Beds: **3 (2 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**  
Heating: **None**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **See Remarks**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 11`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`8" x 9`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>9`0" x 15`6"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>		<b>Bedroom</b>	<b>Second</b>	<b>12`5" x 15`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`7" x 14`10"</b>	<b>4pc Bathroom</b>	<b>Second</b>	
<b>3pc Bathroom</b>	<b>Basement</b>		<b>Bedroom</b>	<b>Basement</b>	<b>18`9" x 14`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0828922**

Zoning:  
**R2**

Remarks

Pub Rmks:

**Welcome to 101 Sandstone Lane, where comfort meets convenience! This ideally located home backs onto a green space and walking path, perfect for enjoying peaceful outdoor moments, yet is only a block away from Stoney Creek Village, offering quick access to shopping and dining. For recreation enthusiasts, there's a disc golf course just across the street. The main floor welcomes you with a long entryway, a convenient powder room, and an open-concept design that seamlessly connects the kitchen, dining, and living areas. Cozy up by the gas fireplace in the living room, enjoy the kitchen's corner pantry and generous eat-up bar, and step out from the dining nook through patio doors to your backyard deck. Also on the main floor is access to your attached garage. Upstairs, you'll find two primary bedrooms, each featuring its own ensuite and walk-in closet. Laundry is located on this level just outside of both bedrooms. The fully developed basement provides extra versatility, featuring a large rec room with the potential to serve as an additional bedroom, a 3-piece bathroom, and a wet bar—perfect for entertaining. **SOLD AS IS WHERE IS!****

Inclusions:  
Property Listed By:

**SOLD AS IS WHERE IS**  
**RE/MAX FORT MCMURRAY**

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













