

## 208 SILTSTONE Place, Fort McMurray T9K 0W5

MLS®#:	A2175784	Area:	Stonecreek	Listing	10/28/24	List Price: \$499,900
				Date:		
Status:	Active	County:	Wood Buffalo	Change:	None	Association: Fort McMurray



al Information				DOM	
ype:	Residential			36	
/pe:	Detached			<u>Layout</u>	
own:	Fort McMurray	Finished Floor Area	<u>a</u>	Beds:	4(31)
uilt:	2016	Abv Sqft:	1,532	Baths:	3.5 (3 1)
<u>ormation</u>		Low Sqft:		Style:	2 Storey
Ar:	3,388 sqft	Ttl Sqft:	1,532		
ape:				Parking	
				Ttl Park:	3
				Garage Sz:	2
:				-	
at:	Back Yard.Gazebo	.Standard Shaped L	ot		

Yard,Gazebo,Standard Shaped Lot васк

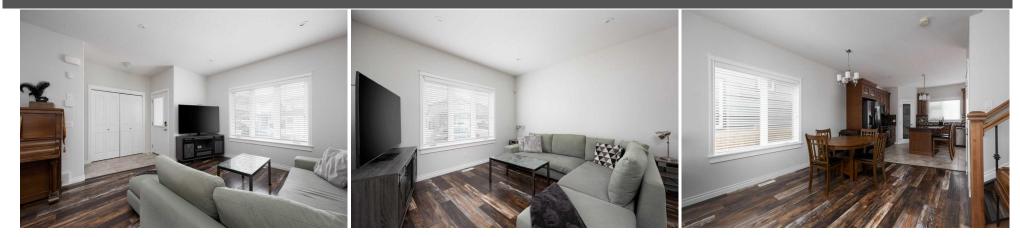
Double Garage Detached, Driveway, Garage Faces Rear, Heated Garage

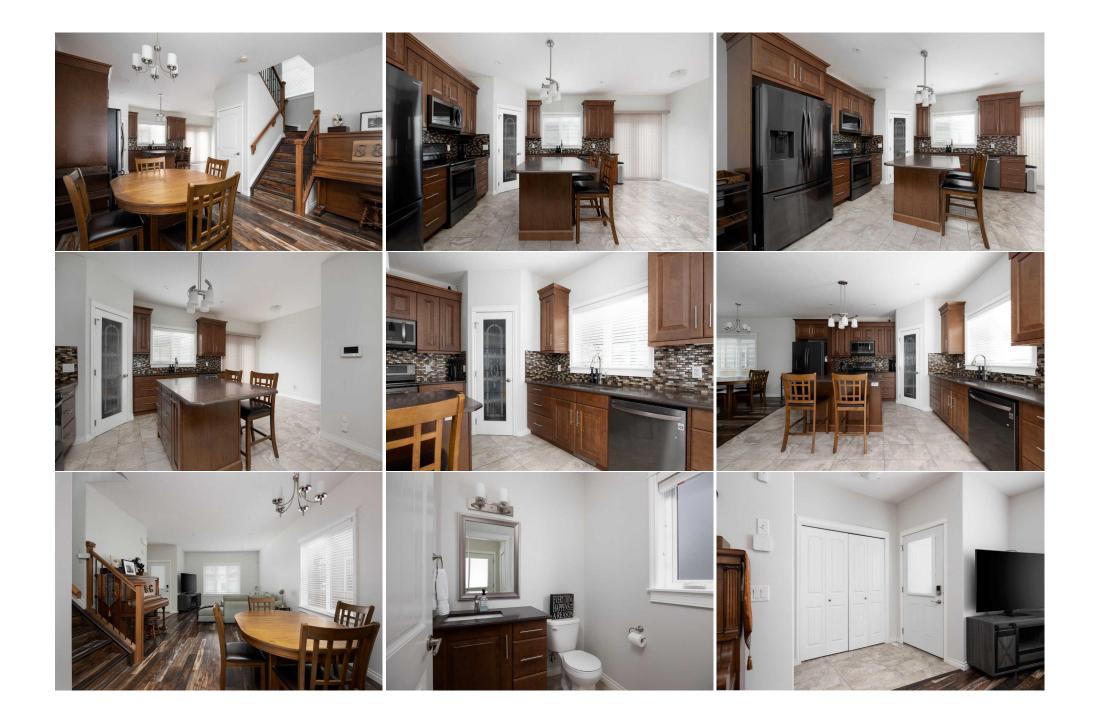
Utilities and Features

Roof: Asphalt Shingl Heating: Forced Air,Nat Sewer: Ext Feat: Private Yard Kitchen Appl: Int Feat: Utilities:		ural Gas Dishwasher,Dryer,M	icrowave,Refrigerator,Stove(s),Wash ichen Island,Open Floorplan,Pantry,W	· ·	Vinyl Siding Flooring: Carpet,Tile,Wood Water Source: Fnd/Bsmt: Poured Concrete low Coverings		
				Room Information			
Room Living Room Kitchen Bedroom - Prin 4pc Bathroom Bedroom	•	Level Main Main Second Second Second	Dimensions 16`7" x 18`5" 19`0" x 13`1" 11`11" x 15`11" 6`7" x 9`4" 9`3" x 10`10"	Room Dining Room 2pc Bathroom 3pc Ensuite bath Bedroom Game Room	<u>Level</u> Main Main Second Second Basement	Dimensions 10`2" x 7`5" 5`6" x 5`8" 6`7" x 7`5" 9`3" x 11`4" 10`9" x 24`11"	
Bedroom Furnace/Utility	y Room	Basement Basement	12`5" x 12`4" 6`7" x 11`11"	4pc Bathroom	Basement	4`10" x 12`4"	

Legal/Tax/Financial					
Title: <b>Fee Simple</b> Legal Desc:	Zoning: R1S 1023470				
	Remarks				
Pub Rmks: Inclusions: Property Listed By:	Welcome to 208 Siltstone Place, a stunning 2-story masterpiece with thoughtful design and exceptional details throughout. Upon entering, you're greeted by a spacious foyer and rich-looking floors that flow seamlessly into an inviting open-concept main floor with fresh new modern paint. The bright and airy living room features large windows, flooding the space with natural light, and effortlessly connects to a cozy dining area and an impressive kitchen with granite countertops, rich cabinetry, and a corner pantry. A patio door leads to a large deck, perfect for entertaining and enjoying the outdoors. Upstairs, you'll find three spacious bedrooms, including a serene primary suite with a 3-piece ensuite and a generous walk-in closet. The other two bedrooms offer ample space and share a well-appointed 4-piece bathroom. The fully finished basement provides a massive recreation room ideal for game nights, an additional bedroom, a 4-piece bathroom, and a convenient laundry area with a sink. Outside, enjoy a peaceful escape on the beautiful deck, complete with a gazebo for shaded relaxation and a fully fenced backyard with a manicured lawn. This property also features a heated double detached drive-through garage that has a building in storage. Additional features of this home include LED exterior lights and central air conditioning. Nestled in the heart of Stonecreek, this home is close to restaurants, playgrounds, an outdoor rink, and a range of other amenities, making it perfect for comfortable family living. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.				

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





















2nd Floor Exterior Area 765.64 sq ft Interior Area 701.74 sq ft





