



THE
A-TEAM

**RE/MAX
FIRST**

157 SHALESTONE Way, Fort McMurray T9K 0T7

MLS®#: **A2181068**

Area: **Stonecreek**

Listing Date: **11/27/24**

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)**

City/Town: **Fort McMurray**
Year Built: **2009**

Lot Information

Lot Sz Ar: **2,841 sqft**
Lot Shape: **0 x 0**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Street Lighting,See Remarks**
Park Feat: **Aggregate,Concrete Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Single Garage Attached**

DOM

24

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **3**
Garage Sz: **1**

Utilities and Features

Roof: **Shingle**
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Barbecue,Lighting,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Instant Hot Water,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer,Washer/Dryer**
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Granite Counters,Jetted Tub,Kitchen Island,Quartz Counters,See Remarks,Separate Entrance,Storage,Sump Pump(s),Tankless Hot Water,Walk-In Closet(s)**

Utilities: **Cable Internet Access,Cable Connected,Electricity Connected,Natural Gas Connected,High Speed Internet Available,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions
4pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"
Bedroom - Primary	Upper	19`0" x 11`7"
Bedroom	Upper	11`1" x 12`1"
Living Room	Main	12`7" x 13`3"

Room	Level	Dimensions
5pc Ensuite bath	Upper	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	9`5" x 7`7"
Kitchen With Eating Area	Main	11`5" x 14`0"
Foyer	Main	9`10" x 10`11"

Bedroom **Basement** **9`6" x 10`7"** Legal/Tax/Financial

Title: Zoning:
Fee Simple **R2**
Legal Desc: **0923934**

Remarks

Pub Rmks: **Upscale Duplex with 2 Ensuites & Attached Garage, Separate Entrance to suite. Located in Stone Creek, this home starts with a large foyer to an open concept kitchen, dining & Livingroom. Main floor has hardwood , with carpet up the stairs & bedrooms. Tile in all baths. Kitchen boasts contemporary cabinetry, quartz countertops, stainless appliances, island with breakfast bar & pantry. Living room offers a patio door with direct access to a 15x10 deck with natural gas BBQ.. Upper level offers 3 bedrooms, & laundry. Bedroom 3 has direct access to main bath. (one could say another ensuite) Master has 5-pc ensuite with tiled shower, jet tub & walk-in closet. Wait.... there is a second closet as well! Basement is fully developed to a self contained suite with laundry, in-floor heat and separate entrance. This home also has direct access to a heated garage. Bonuses: 9 ft ceilings on main floor & basement, gas fireplace, front & back landscaping, fenced backyard, exposed aggregate driveway & sidewalk, 8 ft garage door, privacy wall on deck, central vac & attachments, central air, S/S appliances, custom blinds and Hot Water on Demand. Call for your personal tour today!!!**

Inclusions: **Fridge x2, stove, OTR microwave, microwave, dishwasher, 2X front loading washer & dryer, TV + bracket on main floor, TV + bracket in basement, window coverings, , central vac + attachments, central air + garage heater**

Property Listed By: **RE/MAX FORT MCMURRAY**

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











