



THE
A-TEAM

**RE/MAX
FIRST**

145 SHALESTONE Place, Fort McMurray T9K 0T5

MLS®#: **A2181476**

Area: **Stonecreek**

Listing Date: **12/16/24**

List Price: **\$699,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **2,061**

Low Sqft:

Ttl Sqft: **2,061**

Lot Information

Lot Sz Ar: **4,793 sqft**

Lot Shape:

DOM

17

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Cul-De-Sac,Landscaped,See Remarks,Views
Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated
Garage,Insulated,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Washer/Dryer,Window Coverings

Int Feat:

Jetted Tub,Kitchen Island,Pantry,Separate Entrance,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`6"	Dining Room	Main	10`11" x 7`10"
Foyer	Main	8`5" x 10`11"	Kitchen	Main	10`11" x 13`0"
Living Room	Main	18`0" x 21`2"	Mud Room	Main	9`0" x 11`10"
4pc Bathroom	Upper	8`7" x 5`0"	4pc Ensuite bath	Upper	11`7" x 9`10"
Bedroom	Upper	11`0" x 13`1"	Bedroom	Upper	10`5" x 10`11"
Bonus Room	Upper	15`2" x 15`7"	Bedroom - Primary	Upper	15`8" x 12`2"
Walk-In Closet	Upper	5`1" x 9`8"	4pc Bathroom	Suite	9`10" x 6`10"

Bedroom	Suite	10`11" x 13`0"	Bedroom	Suite	10`0" x 10`7"
Kitchen	Suite	14`7" x 15`8"	Furnace/Utility Room	Suite	7`11" x 15`6"
Legal/Tax/Financial					

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

Zoning: **R1S**

Remarks

Pub Rmks: **UPGRADED WALKOUT BASEMENT | 2-BEDROOM LEGAL SUITE | ATTACHED DOUBLE GARAGE | CUL-DE-SAC LOCATION!** Welcome to this stunning, like-new 2-story home located in the highly sought-after Stone Creek neighborhood, offering immediate possession and a perfect blend of style and functionality. The main floor greets you with a spacious entryway and soaring vaulted ceilings that set the tone for the open-concept layout. The chef's kitchen, complete with a gas stove, quartz countertops, a pantry, and an island, flows seamlessly into the massive living room, which is anchored by a tile-surround gas fireplace—an ideal space for entertaining and family gatherings. Upstairs, you'll find a cozy bonus room situated above the garage, perfect for a play area, home office, or movie nights. The second floor also boasts two generously sized bedrooms, a full bathroom, and a luxurious master suite with a walk-in closet featuring a built-in makeup counter. The ensuite bathroom provides the ultimate relaxation experience with a jetted tub and a stand-up shower. The fully finished walkout basement is a standout feature, offering a 2-bedroom legal suite with its own private entrance. It includes a large kitchen with appliances, separate laundry hookups, and a full bathroom, making it perfect for generating rental income or accommodating extended family. The basement opens to a fenced and landscaped backyard, creating additional outdoor living space. This home is packed with practical features, including an attached double garage, an extra-long front driveway, and a rear double-car driveway ideal for tenant parking. Situated in a quiet cul-de-sac, the property offers privacy and minimal traffic, making it a great choice for families. With its modern design, income-generating potential, and prime location in the desirable Stone Creek area, this home is an opportunity you don't want to miss. Schedule your private showing today!

Inclusions: **Main Floor: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Basement: Fridge, Stove, Dishwasher, Microwave, Washer, dryer, A/C, 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











