



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**149 SHALESTONE Place, Fort McMurray T9K 0T5**

MLS® #: **A2184038**

Area: **Stonecreek**

Listing Date: **12/18/24**

List Price: **\$679,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2021**  
Lot Information  
Lot Sz Ar: **4,588 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,930**  
Low Sqft:  
Ttl Sqft: **1,930**

DOM

**43**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac**  
Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Barbecue**

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

Kitchen Appl: **See Remarks**  
Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,Pantry,Recessed Lighting,See Remarks,Separate Entrance,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 6`9"	Dining Room	Main	9`9" x 8`3"
Kitchen	Main	9`9" x 13`9"	Living Room	Main	17`3" x 13`4"
Bedroom - Primary	Upper	13`11" x 15`0"	Bedroom	Upper	12`3" x 10`11"
4pc Bathroom	Upper	4`9" x 8`11"	Bonus Room	Upper	14`7" x 11`3"

Bedroom	Upper	12`4" x 10`11"	5pc Ensuite bath	Upper	9`11" x 8`8"
Bedroom	Suite	8`3" x 12`6"	Living/Dining Room Combination	Suite	15`7" x 13`4"
Bedroom	Suite	11`11" x 9`0"	4pc Bathroom	Suite	7`7" x 6`1"

Legal/Tax/Financial

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

Zoning:  
**R1S**

Remarks

Pub Rmks: **Discover the Epitome of Luxury Living in This Meticulously Crafted, Brand-New Residence that Seamlessly Blends Sophistication with Modern Functionality. This Expansive 5-bedroom home with 2 Bedrooms Legal Walkout Basement Suite Welcomes you with a thoughtfully designed open-concept main floor, Showcasing a Breathtaking kitchen, a Luminous living room adorned with a Gas fireplace, and Elegant hardwood floors that exude both warmth and style. Indulge in the Opulence of the Primary bedroom, complete with a Stunning Ensuite Boasting a Double vanity, Spacious Walk-in shower, and a Generously sized walk-in closet offering ample storage. The upper level is enhanced by a versatile Bonus Room, ideal for a home office or playroom, along with two additional well-appointed bedrooms. The Allure of this residence extends to the Walkout Basement, featuring a Legal 2-bedroom Suite with a private entrance. This space not only provides versatility for extended family living but also presents an attractive rental income opportunity. Elevate your lifestyle with a home that transcends expectations, offering unparalleled comfort, exquisite design, and the added convenience of a legal basement suite - truly a residence that redefines modern luxury.**

Inclusions:  
 Property Listed By: **\$5000 Appliances Credit**  
**RE/MAX Connect**

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









