



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**208 SILTSTONE Place, Fort McMurray T9K 0W5**

MLS®#: **A2185193**

Area: **Stonecreek**

Listing Date: **01/03/25**

List Price: **\$499,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2016**  
Lot Information  
Lot Sz Ar: **3,388 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,532**  
Low Sqft:  
Ttl Sqft: **1,532**

DOM

**17**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Gazebo,Standard Shaped Lot**  
Park Feat: **Double Garage Detached,Driveway,Garage Faces Rear,Heated Garage**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>16`7" x 18`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`2" x 7`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 13`1"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`11" x 15`11"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>6`7" x 7`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>6`7" x 9`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 11`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 10`10"</b>	<b>Game Room</b>	<b>Basement</b>	<b>10`9" x 24`11"</b>

**Bedroom**  
**Furnace/Utility 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:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**1023470**

Remarks

Pub Rmks:

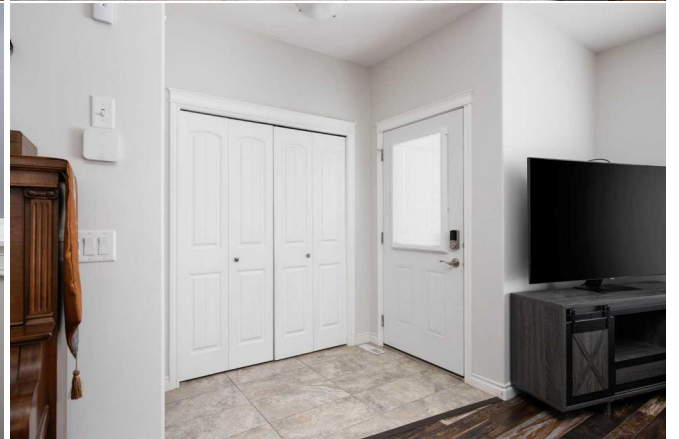
**Welcome to 208 Siltstone Place, a stunning 2-story masterpiece with thoughtful design and exceptional details throughout. Upon entering, you're greeted by a spacious foyer and rich-looking floors that flow seamlessly into an inviting open-concept main floor with fresh new modern paint. The bright and 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.**

Inclusions:  
Property Listed By:

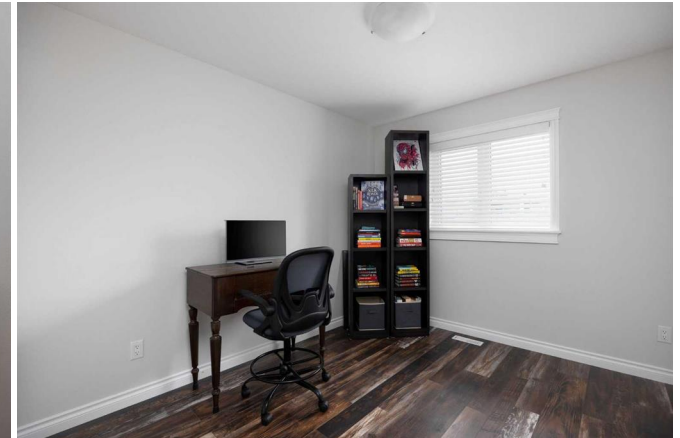
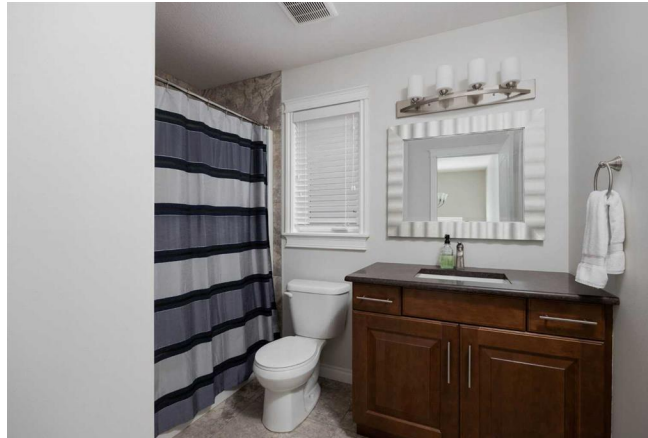
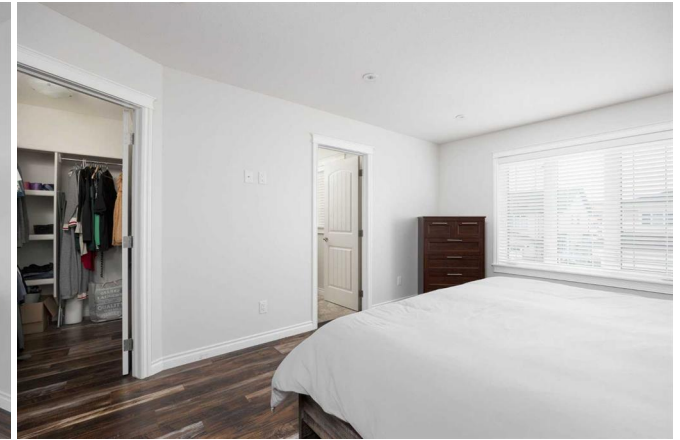
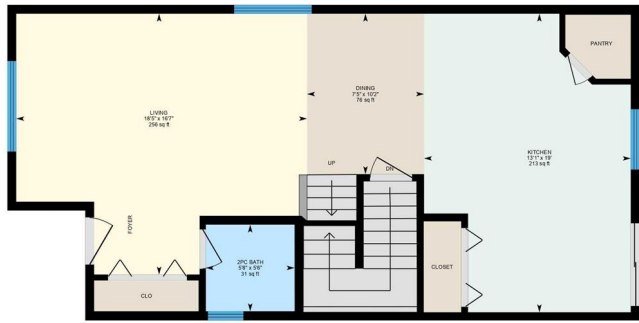
**Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, and All Window Coverings**  
**ROYAL LEPAGE BENCHMARK**

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





Main Floor Exterior Area 766.53 sq ft  
Interior Area 702.68 sq ft



2nd Floor Exterior Area 705.64 sq ft  
Interior Area 701.74 sq ft





Basement (Below Grade) Exterior Area 695.92 sq ft  
Interior Area 634.32 sq ft



