



THE
A-TEAM

**RE/MAX
FIRST**

189 SANDSTONE Lane, Fort McMurray T9K0T1

MLS®#: **A2186341** Area: **Stonecreek** Listing Date: **01/07/25** List Price: **\$390,000**
 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: **2,981 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard**
 Park Feat: **Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,313**
 Low Sqft:
 Ttl Sqft: **1,313**

DOM

3
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **3**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Other,Private Entrance** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **None**
 Int Feat: **Kitchen Island,Laminate Counters,Open Floorplan,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`1"	Dining Room	Main	7`2" x 9`10"
Kitchen	Main	10`7" x 10`8"	Living Room	Main	12`6" x 15`6"
4pc Bathroom	Second	5`0" x 10`3"	4pc Ensuite bath	Second	8`4" x 5`1"
Bedroom	Main	9`8" x 10`1"	Bedroom	Main	10`8" x 10`10"
Bedroom - Primary	Main	12`5" x 15`8"	4pc Bathroom	Basement	7`5" x 5`6"
Game Room	Main	18`10" x 14`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0828922

Zoning:
R2

Remarks

Pub Rmks:

Curb Appeal! Single attached garage! Welcome to 189 Sandstone Lane. This 1313 sq ft, 3 bedroom, 3 1/2 bath, 2009 built, two storey duplex sits in the beautiful neighbourhood of Stone Creek. The main level of this functionally built home offers white ceramic tile flooring in the entryway & Kitchen. The cozy living room sits off the kitchen and is complete with laminate floors, large windows and a cozy gas fireplace with tile surround! The beautifully custom kitchen is finished with dark cabinetry, eat up breakfast bar with laminate countertops, glass tile backsplash, corner pantry and dining area! The main level features a half bathroom and provides convenient sliding door access to the back deck. The upper level of this beautiful home features a spacious 12'5" x 15'8" primary bedroom that is complete with large windows, large walk in closet and boasts a beautiful 4 piece ensuite. There are two additional spacious bedrooms and another 4 piece bathroom on the 2nd level. Head down to the walkout basement where you will find a functionally finished rec space, plush carpet, electric heating and a wet bar. If that is not enough this home has been upgraded with A/C. Call now to schedule your private viewing!

Inclusions:
Property Listed By:

none
ROYAL LEPAGE BENCHMARK

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







