



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**284 SHALESTONE Way #16, Fort McMurray T9K 0V2**

MLS®#: **A2191652**

Area: **Stonecreek**

Listing Date: **01/31/25**

List Price: **\$299,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Fort McMurray**  
Year Built: **2017**  
Lot Information  
Lot Sz Ar: **1 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,282**  
Low Sqft:  
Ttl Sqft: **1,282**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard, Landscaped**  
Park Feat: **Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Lower</b>	<b>5`6" x 5`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`7" x 10`1"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`8" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`4" x 10`8"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>6`6" x 8`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`6" x 12`7"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 11`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`0" x 12`3"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>14`0" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`11" x 14`8"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`0" x 6`7"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>4`8" x 13`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$455**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **1120015**

Remarks

Pub Rmks: **Discover Your Dream Home at 16-284 Shalestone Way - Whether you're a first-time home buyer or a savvy investor, this property is a must-see gem! This immaculate, turnkey townhome offers extensive living space with a low-maintenance lifestyle, featuring 2 spacious bedrooms and 4 bathrooms. Enjoy the convenience of parking for two vehicles (an attached heated garage and a single-car driveway), central A/C, and a sunny back deck with no rear neighbors, perfect for relaxing in privacy. This fully developed rebuild provides both comfort and convenience, with immediate access to the highway, shopping centers, schools, parks, walking trails, and StoneCreek Village. The attached garage is a must-have for winter parking, and visitor parking is conveniently located just a few doors away, making it easy for guests to visit. Upon entry, you'll find a spacious foyer that connects to the garage and a 2-piece powder room. Further inside, the L-shaped kitchen boasts a breakfast bar with quartz countertops, stainless steel appliances, and is open to the dinette and living room with rich hardwood floors—perfect for entertaining. Step out onto the back deck to enjoy the quiet, open green space. The second level features a large primary bedroom complete with a 5-piece ensuite showcasing dual vanities and a jetted soaker tub for ultimate relaxation. Just outside the primary, you'll find a stackable washer and dryer along with linen storage. The second bedroom offers a large double-sided walk-in closet and its own 4-piece ensuite. The basement level is dedicated to a private primary suite, offering a large closet and a 4-piece ensuite bathroom. This fully developed lower level can serve as an additional bedroom, home office, or extra living area. A final 3-piece bathroom is also located on this level, along with utilities. Set in a beautifully landscaped and well-maintained complex, this home is ready for you to move in. Don't miss out—schedule a private tour of this stunning townhome today!**

Inclusions:  
Property Listed By: **Central Air Conditioner, Gas Water Heater, Microwave, Stove(s), Washer/Dryer, Window Coverings RE/MAX Connect**

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





