



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
59
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** Construction: **Concrete, Vinyl Siding, Wood Frame**
Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**
Sewer: Water Source:
Ext Feat: **Barbecue** 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	Room	Level	Dimensions
2pc Bathroom	Lower	5`6" x 5`4"	Dining Room	Main	9`11" x 11`1"
Kitchen	Main	10`7" x 10`1"	Living Room	Main	10`0" x 12`3"
4pc Ensuite bath	Upper	8`8" x 5`0"	5pc Ensuite bath	Upper	14`0" x 8`0"
Bedroom	Upper	12`4" x 10`8"	Bedroom - Primary	Upper	10`11" x 14`8"
Walk-In Closet	Upper	6`6" x 8`6"	3pc Bathroom	Basement	8`0" x 6`7"
Game Room	Basement	18`6" x 12`7"	Furnace/Utility Room	Basement	4`8" x 13`3"

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

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





