



THE
A-TEAM

**RE/MAX
FIRST**

169 SHALESTONE Way, Fort McMurray T9K 0T6

MLS® #: **A2200539**

Area: **Stonecreek**

Listing Date: **03/11/25**

List Price: **\$494,900**

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:

3,615 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,552

Low Sqft:

Ttl Sqft:

1,552

DOM

61

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Landscaped,Lawn
Single Garage Attached**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Central,In Floor,Forced Air

Sewer:

Ext Feat:

Private Yard

Construction:

Vinyl Siding,Wood Frame

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer

Int Feat:

Closet Organizers,Kitchen Island,Pantry,Separate Entrance,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

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

Zoning:
R2

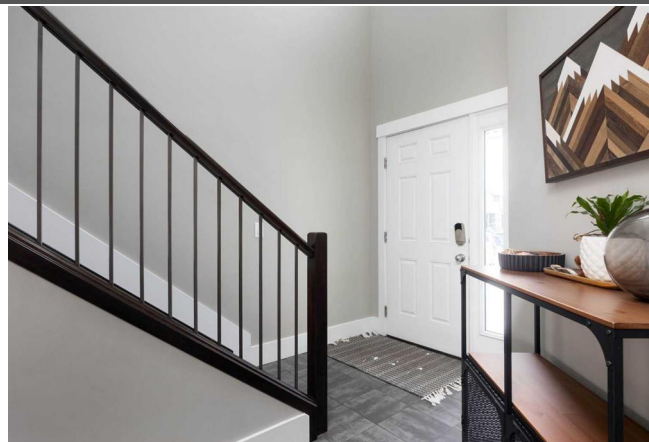
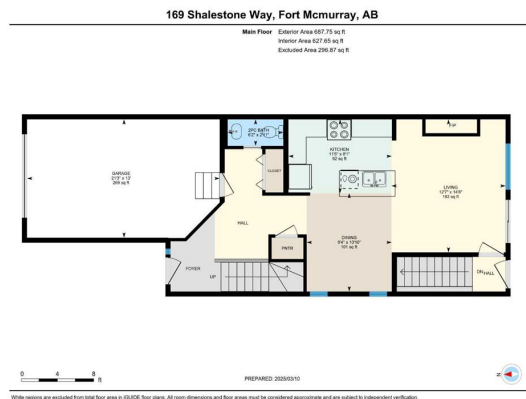
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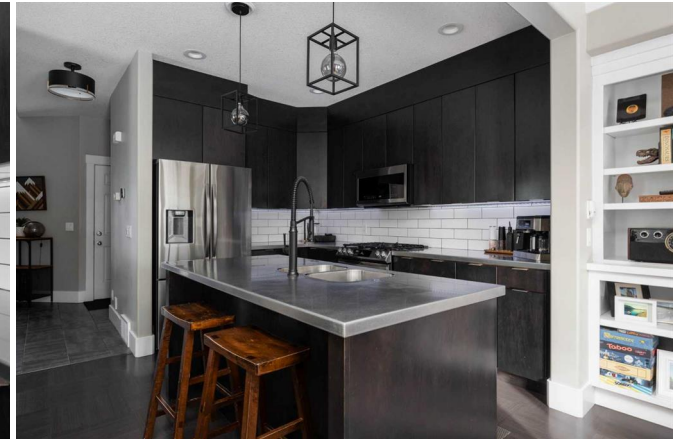
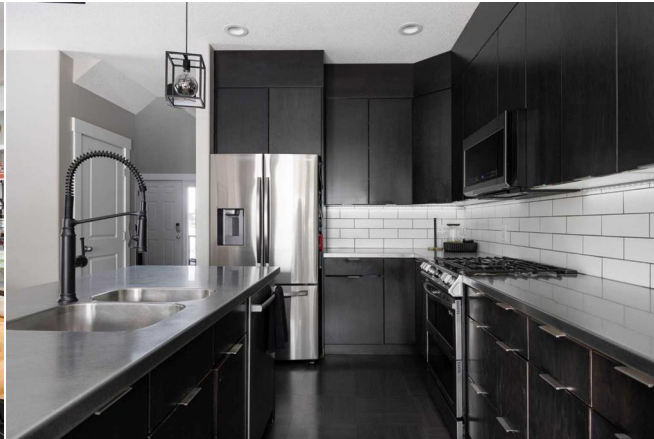
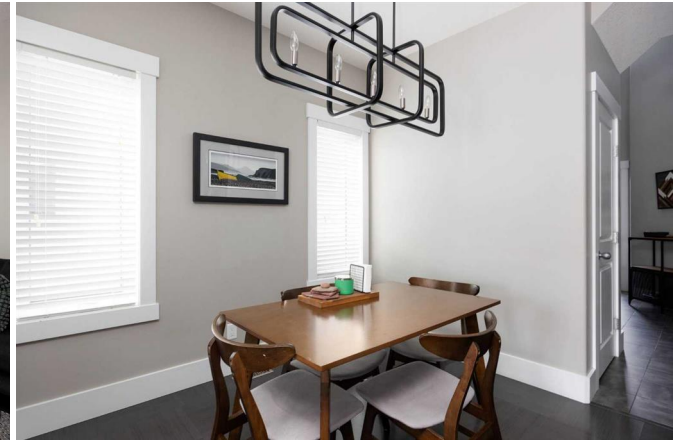
Pub Rmks: **Welcome to your next chapter in Stone Creek! This half duplex has 4 bedrooms and 3.5 bathrooms. It's filled with upgrades and made for easy living. With 1,552 sq. ft. of space and a 3,615 sq. ft. lot, you'll love having room to grow—without feeling like you're living on top of your neighbours! Who are fantastic according to the sellers. Step inside, and the first thing you'll notice? No carpet! That means easy cleaning and a sleek, modern feel. There is a grand feeling walking in with the new lighting and being open to the second floor. The kitchen is the heart of the home. Here, you'll find shiny new stainless steel appliances and countertops. A chic new backsplash adds charm, and under-cabinet lighting gives a cozy light. Need a pantry? Lots of space to store your food and small kitchen appliances. Want a secret place to hide your Christmas decorations? There is a door at the back of the pantry for storage under the stairs. No wasted space in this home! Modern fixtures tie everything together beautifully. They lead into the cozy living room. A big window brings in lots of natural light. The fireplace and the built-in bookshelves offer a nice space to relax. Upstairs, you'll find TWO primary bedrooms, each with its own ensuite! The main bathroom is a 4-piece ensuite for the second bedroom. Amazing dual function and perfect for guests or a growing family. There is a third bedroom upstairs, also great for working from home. The best spot in the house for laundry? Upstairs, and this home has it with an upgraded washer & dryer. Need extra space? The basement has its own entrance and a full illegal suite. It has a kitchenette, a bedroom, laundry, in-floor heating, and hot water on demand. The backyard is big and fully fenced. It offers space between you and your neighbour, which is hard to find! The deck is a great place to entertain in the summer time. There will be lots of light in the yard all day long. And the attached heated garage? It has tall ceilings with lots of room for storage. Let's talk location—because this home puts time back in your day! It's steps from a primary pick-up and drop-off spot to site, so no more long walks to catch your ride. Plus, you're minutes from shopping, schools, parks, and transit. In 2018, there were big updates. They included shingles, siding, and windows. We also added a deck extension, fencing, and landscaping. Plus, you get new appliances, including two sets of washers and dryers—move in and enjoy! Black Spruce Builders built this home. They are known for quality and practical floor plans. This home is perfect for those who want everything updated. Nothing to do but move right in! Explore the detailed floor plans. See every sink and shower in the home. Check out the 360° tour and video. Are you ready to say yes to this address?**

Inclusions: **Fridge x2, gas Stove, Dishwasher, Microwave, Washer x2 & Dryer x2, air conditioner, Garage Door Opener & 1 Remote, Garage Heater, central vac & attachments, window coverings, garage shelving**

Property Listed By: **RE/MAX Connect**

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





2nd Floor Exterior Area 864.04 sq ft
Interior Area 790.67 sq ft
Excluded Area 10.46 sq ft

The floor plan shows a central hall connecting several rooms. On the left is a large bedroom (14'0" x 12'0" = 168 sq ft) with an adjacent bathroom (5'0" x 7'0" = 35 sq ft). At the top left are two small bedrooms (each 4'0" x 5'0" = 20 sq ft), a bathroom (5'0" x 7'0" = 35 sq ft), and a closet. To the right of the hall is another bedroom (10'0" x 11'0" = 110 sq ft) and a bathroom (5'0" x 7'0" = 35 sq ft). Further right is a kitchen area (10'0" x 10'0" = 100 sq ft) with a sink, stove, refrigerator, and cabinets. A dining area (10'0" x 10'0" = 100 sq ft) is also present. A staircase labeled "OPEN TO BELOW" leads down from the hall. The plan includes numerous windows and doors throughout.

0 4 8

PREPARED: 20050510

While regions are excluded from total floor area in CLAUDE floor plans, All room-dimensions and floor areas must be considered approximate and are subject to independent verification.

