



THE
A-TEAM

**RE/MAX
FIRST**

185 SHALESTONE Way, Fort McMurray T9K 0T6

MLS®#: **A2201967**

Area: **Stonecreek**

Listing Date: **03/13/25**

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: **2010**

Lot Information
Lot Sz Ar: **5,482 sqft**
Lot Shape:

Access:
Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,648**
Low Sqft:
Ttl Sqft: **1,648**

DOM

18
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Attached-Side by Side**

Parking

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

Backs on to Park/Green Space,Landscaped,Lawn,Many Trees,Native Plants,No Neighbours Behind,See Remarks,Treed,Views
Off Street,Parking Pad,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,See Remarks,Separate Entrance,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

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

Zoning: **R2**

Remarks

Pub Rmks: **Welcome to 185 Shalestone Way! This is not your typical duplex. Let's start with the backyard - a magical haven that sparks the imagination. Picture your children**

playing amidst towering trees, discovering hidden spots, and gathering around the firepit for stories under the stars. With no neighbors behind, it's your own enchanted forest retreat. Inside, the bright entrance welcomes you with high ceilings, setting the stage for the spacious layout ahead. The open-concept kitchen, dining, and living area are designed for gatherings and making memories. Rich cabinetry, stainless steel appliances, an eat up island and a pantry complete the kitchen, while the living room boasts a cozy gas fireplace and hardwood floors. Step through the patio doors onto the back deck, where the lush backyard awaits. Upstairs, 3 large bedrooms offer comfort and privacy for the whole family. The primary bedroom overlooks the forested backyard, with a walk-in closet and 4PC ensuite bathroom. Best of all is the second floor laundry conveniently located in between all 3 bedrooms. But the magic doesn't stop there - the fully developed basement has an in law suite, with a separate entrance, another bedroom, it's own laundry, a 3PC bathroom, and wet bar, it's perfect for extended family or guests. Laminate flooring, tile, and infloor heating add to the comfort and charm. Outside, the fenced yard offers privacy and space to play, with a deck, patio stone fire pit, and grassy area for outdoor enjoyment. And with a long driveway accommodating at least two vehicles, there's plenty of room for everyone. This home has been meticulously maintained, ready to welcome your family to years of joy and adventure. Don't miss your chance to make memories in this truly special space!

Inclusions:

Property Listed By:

Fridge, stove, dishwasher, washer, dryer, all window coverings, garage door opener & remote, shed, central ac, basement washer and dryer (as is because the owner has never used them), central vac (as is - never been used)
RE/MAX Connect

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







