



THE
A-TEAM

**RE/MAX
FIRST**

224 SHALESTONE Way, Fort McMurray T9K 0T6

MLS®#: **A2207323**

Area: **Stonecreek**

Listing Date: **04/02/25**

List Price: **\$479,900**

Status: **Pending**

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:

2019

Lot Information

Lot Sz Ar:

2,975 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,616

Low Sqft:

Ttl Sqft:

1,616

DOM

16

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard

Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking Pad,Side By Side,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat: **Built-in Features,Chandelier,Closet Organizers,Crown Molding,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

2pc Bathroom

Main

5`0" x 4`11"

Dining Room

Main

7`11" x 7`8"

Living Room

Main

11`0" x 12`5"

5pc Ensuite bath

Second

8`6" x 5`7"

Bedroom

Second

10`8" x 12`8"

Laundry

Second

6`4" x 5`3"

Room

Level

Dimensions

Family Room

Main

13`7" x 9`11"

Kitchen

Main

7`11" x 13`0"

4pc Bathroom

Second

6`6" x 8`7"

Bedroom

Second

9`10" x 12`8"

Bonus Room

Second

12`8" x 10`0"

Bedroom - Primary

Second

12`5" x 15`9"

Other	Basement	17`11" x 29`9"	Furnace/Utility Room Legal/Tax/Financial	Basement	8`8" x 9`11"
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Title: Fee Simple Legal Desc:		Zoning: R2			
	0923934				

				Remarks	
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Pub Rmks:	<p>Welcome to 224 Shalestone Way: a beautifully upgraded home where style meets functionality in every detail. Thoughtfully designed and meticulously maintained, this inviting residence offers a front attached garage, a spacious and unique layout, and high-end finishes that set it apart. With a bonus room upstairs, an open-concept main floor, and a walkout basement brimming with potential, this home is move-in ready and waiting for its next owners to fall in love. A two-car driveway ensures parking is never an issue, while the attached heated garage is more than just a place for vehicles—it’s been upgraded with epoxy flooring and finished walls, making it perfect for a workshop, extra living space, or toy storage. A charming green front door adds a pop of personality and complements the powder room’s stylish aesthetic. Inside, the large welcoming foyer leads into the bright and open main living area. The kitchen is a standout, featuring full-height white cabinetry, quartz countertops, a black statement faucet, a corner pantry for ample storage, and an island with built-in shelving. An upgraded chandelier hangs over the dining area, while the living room boasts a stunning black shiplap fireplace surround with a custom rustic wood beam, adding warmth and character to the space. Upstairs, two generous bedrooms sit at the top of the stairs, each with updated lighting to match the fresh and modern fixtures throughout the home. A well-placed four-piece bathroom is conveniently located nearby, and a spacious bonus room provides the perfect separation between the secondary bedrooms and the private primary suite while offering potential for a second living space, home office, play room or gym. The primary retreat is a dream, featuring a spacious walk-in closet with built-in shelving and a luxurious four-piece ensuite. The walkout basement, with its separate entry, offers incredible potential—whether you choose to develop it for additional living space, a suite, or a recreation area, the natural light and backyard access make it an ideal extension of the home. Outside, an oversized back deck overlooks the fully fenced yard, creating the perfect space for outdoor dining, relaxation, and summer entertaining. Additional features include central A/C for year-round comfort and immediate possession availability. A true showstopper in a sought-after location—schedule your private tour today.</p> <p>garage heater.</p> <p>The Agency North Central Alberta</p>				
Inclusions: Property Listed By:					

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











