



THE
A-TEAM

**RE/MAX
FIRST**

133 STONECREEK Landing, Fort McMurray T9K 0X4

MLS®#: **A2209004**

Area: **Stonecreek**

Listing Date: **05/01/25**

List Price: **\$809,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2017

Lot Information

Finished Floor Area

Lot Sz Ar:

9,494 sqft

Lot Shape:

Abv Sqft:

1,897

Low Sqft:

Ttl Sqft:

1,897

DOM

26

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

5

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Landscaped

Concrete Driveway,Heated Garage,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

ICF Block,Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Refrigerator,See Remarks,Stove(s),Washer/Dryer,Washer/Dryer Stacked

Int Feat:

Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Kitchen Island,Pantry,Quartz Counters,Separate Entrance

Utilities:

Electricity Connected,Natural Gas Connected,Garbage Collection,Sewer Connected,Water Connected

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	12`9" x 15`9"	5pc Ensuite bath	Upper	4`11" x 11`2"
Bedroom	Second	11`6" x 13`11"	Bedroom	Second	9`9" x 14`0"
4pc Bathroom	Second	5`0" x 11`2"	2pc Bathroom	Main	4`11" x 6`6"
Bedroom	Basement	8`10" x 14`2"	4pc Bathroom	Basement	5`0" x 10`5"
Dining Room	Main	12`0" x 7`0"	Kitchen	Main	12`0" x 11`2"
Living Room	Main	13`0" x 13`11"	Pantry	Main	12`2" x 5`6"
Foyer	Main	11`8" x 7`0"	Bonus Room	Second	11`4" x 14`11"

Laundry Living Room	Second Lower	6`7" x 7`5" 14`4" x 16`10"	Kitchen Furnace/Utility Room	Lower Lower	8`10" x 13`1" 8`10" x 10`7"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R1S			
Legal Desc:		1124936		Remarks	
Pub Rmks: From the moment you walk through the front door of this bright modern home, with 9-foot ceilings, you will be impressed! The triple-car heated garage with epoxy floors and a large fully fenced backyard make this the home for you! The white kitchen with black accents, the oversized butler pantry, stainless steel appliances (gas stove), and quartz countertops, makes this kitchen a cook's dream! Open concept living space with doors leading to the backyard oasis! The family room has built-in shelves, a gas fireplace, and is the perfect place to gather with family or friends! Head upstairs to find the primary bedroom with an ensuite, walk-in closet, two more bedrooms (all with custom blinds and blackout feature), laundry room, and a bonus room! In the basement, you'll find a full kitchen, large bedroom, open concept living room/kitchen, stackable washer/dryer, 2 furnaces, and the 3rd full bathroom! The backyard deck and pergola make it the perfect place to enjoy warm summers on this 9494 sqft lot on greenspace with a walking trail. Bonus to this huge lot is pilings in place to build a storage shed or another deck at the rear of the lot! The front yard features all hard landscaping, carried through to the backyard around the deck. New dishwasher in mainfloor kitchen in October 2024, new washer/dryer in upstairs laundry room in January 2025, and all new basement appliances in January 2024. Great location on a quiet street in a very convenient location in Stonecreek!					
Inclusions: Property Listed By:		Central Air Conditioner, Dishwasher(2), Refrigerator(2) , Stoves(2), Washer, Dryer. Washer Dryer Stacked, Garage Door Opener RE/MAX Connect			

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











