



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**181 SHALESTONE Way, Fort McMurray T9K 0T6**

MLS® #: **A2210593**

Area: **Stonecreek**

Listing Date: **04/12/25**

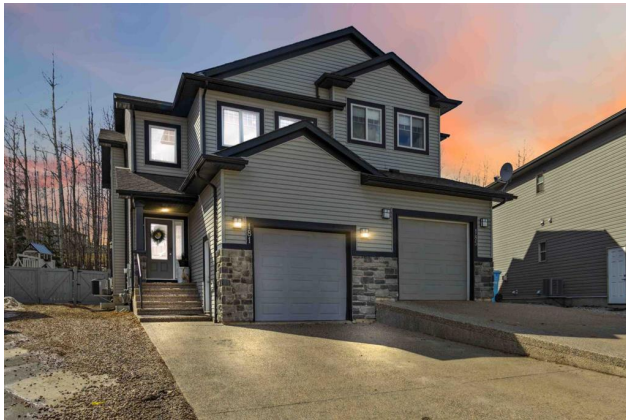
List Price: **\$539,888**

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:

**7,290 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,591**

Low Sqft:

Ttl Sqft:

**1,591**

DOM

**6**

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:

**Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Fruit Trees/Shrub(s),Garden,Greenbelt,Landscaped,Lawn,Many Trees,No Neighbours Behind,Pie Shaped Lot,Private,Street Lighting,Treed Driveway,Heated Garage,Insulated,Single Garage Attached**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,In Floor,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Outdoor Kitchen,Private Entrance,Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Hardwood,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Refrigerator,Central Air Conditioner,Dishwasher,Gas Stove,Washer/Dryer**

Int Feat:

**Built-in Features,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,Pantry,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:

**HELLO BEAUTIFUL! WHEN YOU HAVE SEEN THE REST, COME SEE THE BEST. THIS IS AN ABSOLUTELY STUNNING 2 STOREY HOME BACKING THE GREENEBELT, A LARGE**

**TREED AND LANDSCAPED 7200+ SQ FT LOT, NO CARPET HOME, WITH LUXURY FINISHES TOP TO BOTTOM AND A 1 BEDROOM LEGAL SUITE.** This incredible property was rebuilt from the studs up in 2017 by Black Spruce Quality Builders. You will fall in love with this home the moment you step through the front door. You enter a large front foyer that leads to your living area that offers a grand design with LVP floors, a dream kitchen with timeless ivory colored cabinetry that goes to the ceiling, quartz countertops, Frigidaire professional appliances, including a gas range. Then an eat-up breakfast bar and tons of storage, and beautiful backsplash. This beautifully designed main level offers a large dining room with custom feature walls, giving this space tons of character. The great room is a jaw dropper. This space features a gas fireplace surrounded by tile floor to ceiling and a rustic wood mantle. In addition to this, you have a custom built-in entertainment bench and updated feature wall to display your tv. To complete this room, you have large windows where you can take in the views of your amazing yard. This main level is complete with a 2-pc powder room and direct access to your attached heated garage. Take the stunning staircase with new luxury vinyl plank floors that continue through the upper level. This level features 3 generously sized bedrooms. The 2nd bedroom and Primary bedroom both offer full ensuites. The 2nd bedroom is attached to a 5-pc bathroom with double sinks, continued luxury fit and finishes as well and it has a walk-in closet. From this room, you get River valley views. The Primary bedroom offers greenbelt views, a huge walk-in closet, and a full ensuite. The upper level is complete with a laundry room and a large upper landing, giving you room for extra flex space. The fully finished basement features a separate entrance to a 1-bedroom legal suite. This fantastic mortgage helper will help pay half or more of your mortgage. This suite is heated with INFLOOR HEAT, keeping this space nice and cozy for your tenant. This space includes a full kitchen large island all covered with granite countertops. There is a generously sized living room and large above-ground windows, making this space filled with natural light. The flooring is completed with the continued LVP flooring. To complete it, you have a bedroom with a walk-in closet, full bathroom, and in-suite laundry. The exterior of the home features a large driveway and the yard you have been searching for is fully fenced and features a large rear deck built-in outdoor kitchen, and a custom patio stone firepit area. This home is a **MUST SEE**, even the pictures don't do it justice. Finally, you are perfectly located in Stone Creek, in close proximity to all amenities and schools. Call today to view this dream home with central a/c.

Inclusions: Frigidaire professional fridge, gas stove, electric stove in basement, 2 dishwashers, 2 washers, 2 dryers, central a/c, garage heater(electric), blinds, children's play set, rattan show cabinet in entryway, firepit and chairs, built in out door kitchen, built in custom entertainment unit with cushions in living room.

Property Listed By: **COLDWELL BANKER UNITED**

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

