



THE
A-TEAM

**RE/MAX
FIRST**

180 SANDSTONE Lane, Fort McMurray T9K 0T1

MLS®#: **A2211278**

Area: **Stonecreek**

Listing Date: **04/14/25**

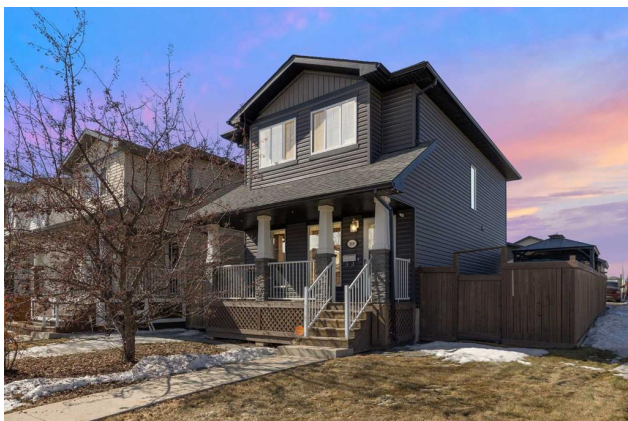
List Price: **\$449,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2009

Lot Information

Finished Floor Area

Lot Sz Ar:

4,027 sqft

Lot Shape:

Abv Sqft:

1,318

Low Sqft:

Ttl Sqft:

1,318

DOM

4

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Corner Lot

Double Garage Detached,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

Stone,Vinyl Siding

Flooring:

Carpet,Linoleum,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Breakfast Bar,Ceiling Fan(s),Open Floorplan,Pantry,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`11" x 4`9"	Dining Room	Main	10`10" x 8`6"
Kitchen	Main	13`3" x 11`11"	Living Room	Main	14`1" x 12`0"
3pc Ensuite bath	Upper	5`9" x 6`9"	4pc Bathroom	Upper	7`8" x 7`4"
Bedroom	Upper	9`4" x 13`7"	Bedroom - Primary	Upper	12`6" x 12`0"
Bedroom	Upper	9`7" x 13`8"	Other	Basement	10`0" x 13`0"
Other	Basement	7`0" x 6`6"	Other	Basement	18`1" x 11`7"
Furnace/Utility Room	Basement	7`9" x 13`8"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0828922

Remarks

Pub Rmks:

Welcome to 180 Sandstone Lane! This must see CORNER LOT with 3 bedrooms and 2.5 bathrooms in beautiful Stonecreek with 22'x22' HEATED DETACHED DOUBLE GARAGE, HOT TUB, 3 YEAR OLD AC, brand NEW HOT WATER TANK only a few weeks old and NEW EXTERIOR, SHINGLES and ATTIC INSULATION in 2017. As you step onto the front veranda and into the home, you will find a bright and warm open concept living room with large windows that let in plenty of natural light, next is the dining room and kitchen featuring a raised breakfast bar for in-formal meals, plenty of dark cabinetry, a pantry, pendant lighting and ample counter space. At the back of the house is the powder room and a door leading to the huge rear deck with added privacy fence where you can relax with your morning coffee or in the hot tub under the gazebo. On the upper level of the home, you will find the primary bedroom with decorative wooden wall paneling, 3-piece ensuite and walk-in-closet. Also on the top floor are two good size bedrooms and a 4-piece bathroom. The partially developed basement just framed in offers a great potential to make the space your own. The low maintenance backyard is fully fenced and has a 8'x16' shed for extra storage. Walking distance to parks, playgrounds, schools and hiking trails. Don't miss this opportunity and book you showing today!

Inclusions:
Property Listed By:

**Hot Tub, Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering
KIC Realty**

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



