



THE
A-TEAM

**RE/MAX
FIRST**

284 SHALESTONE Way #61, Fort McMurray T9K 0V2

MLS®#: **A2213188**

Area: **Stonecreek**

Listing Date: **04/21/25**

List Price: **\$342,500**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$8k, 04-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,262**
Low Sqft:
Ttl Sqft: **1,262**

DOM

14
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped

Concrete Driveway,Driveway,Garage Door Opener,Off Street,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Concrete,Mixed**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Built-in Features,Closet Organizers,Quartz Counters,Storage,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>
			Legal/Tax/Financial		

Condo Fee:		Title:	Zoning:
\$455		Fee Simple	R3

Fee Freq:	
Monthly	

Legal Desc: **1120015**

Remarks

Pub Rmks:	Thoughtfully updated and brimming with charm, this beautifully finished townhome delivers style, comfort, and functionality across all three levels. Wide-plank, matte-finish maple luxury vinyl flooring runs throughout, creating a cohesive, modern look that's as durable as it is elegant. Step inside to a welcoming front entryway featuring a large coat closet, decorative wainscoting with convenient hooks, and a window that looks out front to the driveway. A well-placed 2-piece powder room sits just across from the entry to the attached garage. The kitchen offers a sleek and efficient layout, complete with white cabinetry, neutral quartz countertops, an eat-up breakfast bar, and a cozy dining nook that opens onto your private deck - perfect for morning coffee or evening unwinding. Built-in cabinets provide added storage and a custom feel, while the generous living room includes a stylish built-in entertainment unit. Upstairs, you'll find the laundry area, three bright bedrooms and two full baths, including a spacious primary suite with a walk-in closet and a private 4-piece ensuite - everything today's buyers are looking for. The fully finished basement offers even more living space with a large rec room, a fourth bedroom, another full 4-piece bathroom, and matching luxury vinyl plank flooring throughout. This home offers incredible value and style, don't wait! Condo fee: \$455.09/m includes Garbage, Water, Sewer, and Snow Clearing. Reserve Fund Contributions and Professional Management.
Inclusions:	Fridge, stove, dishwasher, microwave, washer, dryer. Garage door opener and remote, AC unit. All window blinds, curtains, and curtain rods. TV mount in living room, living area entertainment unit, dining room built-ins, any mirrors and shelving that are affixed to the walls.
Property Listed By:	COLDWELL BANKER UNITED

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







