



THE
A-TEAM

**RE/MAX
FIRST**

228 SHALESTONE Way, Fort McMurray T9K 0T6

MLS® #: **A2235272**

Area: **Stonecreek**

Listing Date: **07/01/25**

List Price: **\$465,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

1,669

Year Built:

2016

Low Sqft:

Ttl Sqft:

1,669

Lot Information

Lot Sz Ar:

2,975 sqft

Lot Shape:

DOM

1

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:

Park Feat:

Back Yard, Front Yard, Landscaped, Lawn

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Vinyl Siding

Flooring:

Carpet, Tile, Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

Built-in Features, Granite Counters, Pantry, Separate Entrance, 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>
2pc Bathroom	Main	4`10" x 5`6"	Other	Main	8`11" x 4`6"
Dining Room	Main	7`7" x 11`0"	Kitchen	Main	10`2" x 12`0"
Living Room	Main	11`7" x 21`0"	4pc Bathroom	Second	5`0" x 9`3"
4pc Ensuite bath	Second	5`6" x 10`11"	Bedroom	Second	9`1" x 15`1"
Bedroom	Second	9`9" x 13`5"	Bedroom - Primary	Second	10`8" x 17`9"
4pc Bathroom	Basement	8`1" x 5`1"	Bedroom	Basement	8`8" x 15`2"
Kitchen	Basement	9`9" x 11`3"	Game Room	Basement	9`9" x 11`3"

Storage	Basement	7`2" x 10`11"	Furnace/Utility Room	Basement	6`10" x 7`8"
Legal/Tax/Financial					

Title:	Zoning:				
Fee Simple	R2				
Legal Desc:	0923934	Remarks			

Pub Rmks:	<p>Welcome to 228 Shalestone Way: A perfectly laid out and spacious home with a LEGAL walkout basement suite, attached garage, and incredible value—all in the highly desirable neighbourhood of Stonecreek. Featuring all new appliances (2023), generously sized bedrooms, and a thoughtfully designed floor plan, this home offers the ideal blend of function, comfort, and income potential at a price that’s hard to beat. The front of the home offers parking for two in the driveway and a third in the attached garage. A covered front step welcomes you inside where a wide hallway leads past the staircase and into the open-concept main living space, finished with pristine hardwood floors. At the heart of the home, the kitchen offers granite countertops, ceiling-height cabinetry, a corner pantry, and brand new stainless steel appliances. The adjacent dining area includes built-in cabinetry with shelving and wine storage, offering potential for a beverage station or coffee bar. On the opposite side of the kitchen, the living room features a cozy corner gas fireplace with a stone veneer front and wood mantle, while a second dining or lounge space is set just behind, connecting to the outdoor deck. This upper-level patio is perfect for catching the sun and offers direct access to the fully fenced backyard below. Upstairs, the private bedroom level begins with a spacious primary retreat that includes a walk-in closet and a four-piece ensuite, with finishes that echo the kitchen for a cohesive design throughout the home. A built-in desk nook, upstairs laundry, and second full bathroom add convenience, while two more large bedrooms complete the floor—each with generous closets and built-in shelving. Downstairs, the legal one-bedroom suite features its own separate entrance and offers an open living space, full kitchen with new stainless steel appliances (2023), large bright bedroom, four-piece bathroom, in-suite laundry, and plenty of natural light thanks to the walkout design. Additional features include two furnaces, hot water on demand, central A/C, and a great location near walking trails, amenities, and quick access to Highway 63. Turn key and move-in ready, 228 Shalestone Way is the ideal choice for families, multi-generational living, or savvy investors. Schedule your private tour today.</p> <p>FRIDGE X2, STOVE X2, MICROWAVE X2, WASHER AND DRYER X2, DISHWASHER X2.</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











