

# \$494,900 - 169 Shalestone Way, Fort McMurray

MLS® #A2200539

**\$494,900**

4 Bedroom, 4.00 Bathroom, 1,552 sqft  
Residential on 0.08 Acres

Stonecreek, Fort McMurray, Alberta

Welcome to your next chapter in Stone Creek! This half duplex has 4 bedrooms and 3.5 bathrooms. It's filled with upgrades and made for easy living. With 1,552 sq. ft. of space and a 3,615 sq. ft. lot, youâ€™ll love having room to growâ€™ without feeling like youâ€™re living on top of your neighbours! Who are fantastic according to the sellers.

Step inside, and the first thing youâ€™ll notice? No carpet! That means easy cleaning and a sleek, modern feel. There is a grand feeling walking in with the new lighting and being open to the second floor. The kitchen is the heart of the home. Here, youâ€™ll find shiny new stainless steel appliances and countertops. A chic new backsplash adds charm, and under-cabinet lighting gives a cozy light. Need a pantry? Lots of space to store your food and small kitchen appliances. Want a secret place to hide your Christmas decorations? There is a door at the back of the pantry for storage under the stairs. No wasted space in this home!

Modern fixtures tie everything together beautifully. They lead into the cozy living room. A big window brings in lots of natural light. The fireplace and the built-in bookshelves offer a nice space to relax.

Upstairs, youâ€™ll find TWO primary bedrooms, each with its own ensuite! The main bathroom is a 4-piece ensuite for the second bedroom. Amazing dual function and perfect for guests or a growing family. There is a third bedroom upstairs, also great for



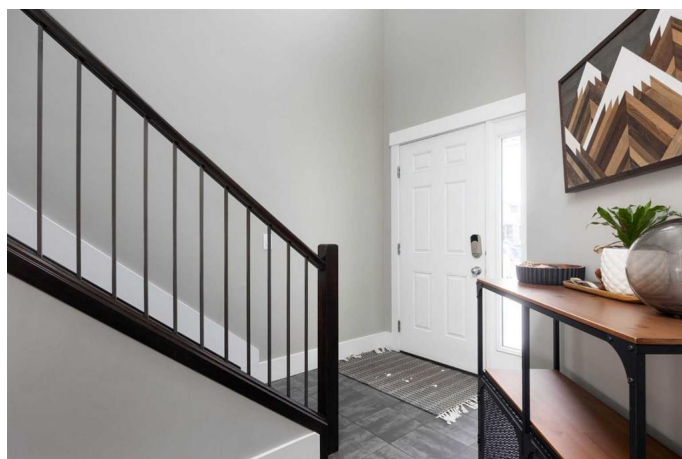
169 Shalestone Way, Fort McMurray, AB

Main Floor Exterior Area 687.75 sq ft  
Interior Area 627.65 sq ft  
Excluded Area 295.87 sq ft



PREPARED: 20250310

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



working from home. The best spot in the house for laundry? Upstairs, and this home has it with an upgraded washer & dryer. Need extra space? The basement has its own entrance and a full illegal suite. It has a kitchenette, a bedroom, laundry, in-floor heating, and hot water on demand. The backyard is big and fully fenced. It offers space between you and your neighbour, which is hard to find! The deck is a great place to entertain in the summer time. There will be lots of light in the yard all day long. And the attached heated garage? It has tall ceilings with lots of room for storage. Let's talk location because this home puts time back in your day! It's steps from a primary pick-up and drop-off spot to site, so no more long walks to catch your ride. Plus, you're minutes from shopping, schools, parks, and transit. In 2018, there were big updates. They included shingles, siding, and windows. We also added a deck extension, fencing, and landscaping. Plus, you get new appliances, including two sets of washers and dryers—move in and enjoy! Black Spruce Builders built this home. They are known for quality and practical floor plans. This home is perfect for those who want everything updated. Nothing to do but move right in! Explore the detailed floor plans. See every sink and shower in the home. Check out the 360° tour and video. Are you ready to say yes to this address?

Built in 2009

### **Essential Information**

MLS® #	A2200539
Price	\$494,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,552
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	169 Shalestone Way
Subdivision	Stonecreek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0T6

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Kitchen Island, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Vinyl Windows, Sump Pump(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Central Air Conditioner, Gas Range, Tankless Water Heater
Heating	In Floor, Forced Air, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Backs on to Park/Green Space, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	57
Zoning	R2

### **Listing Details**

Listing Office	RE/MAX Connect
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