

# \$464,900 - 212 Siltstone Place, Fort McMurray

MLS® #A2171059

**\$464,900**

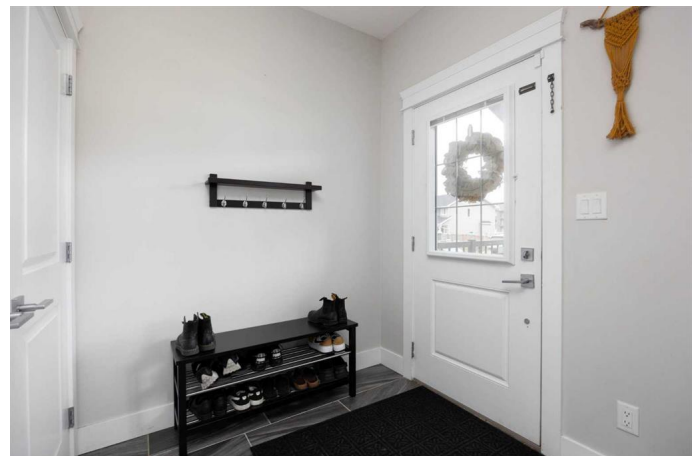
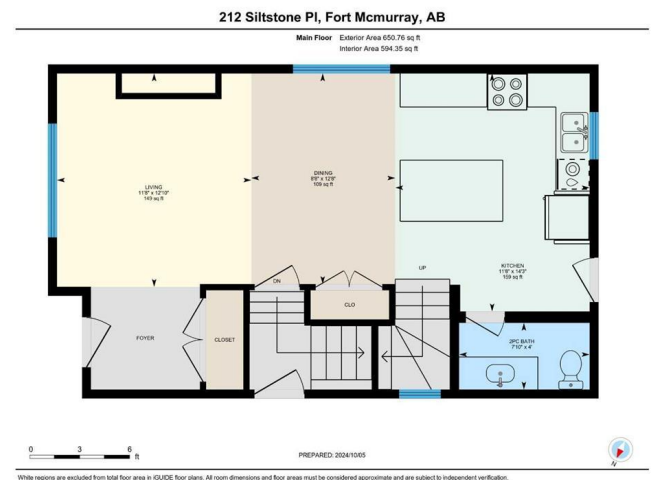
4 Bedroom, 4.00 Bathroom, 1,396 sqft  
Residential on 0.08 Acres

Stonecreek, Fort McMurray, Alberta

Welcome to this gorgeous 2-story rebuild in the heart of Stone Creek! This 1,396 sq ft home is perfect for first-time buyers looking for a fresh start. With 3 bedrooms upstairs and 1 more in the basement, there's plenty of space for everyone. Plus, 3 full bathrooms and a half bath mean no more morning traffic jams!

Step inside and you'll find an open-concept layout that makes the home feel even bigger. The kitchen? It's a showstopper, with sparkling quartz countertops, a large island, and a pantry big enough for all your snacks. You'll love cooking while chatting with guests in the nearby dining and living areas, where large windows let the light pour in, and the cozy gas fireplace makes the winter months extra warm and inviting.

The primary bedroom is a dream—huge walk-in closet and an ensuite bathroom with a massive walk-in shower that feels like a spa retreat. The other two upstairs bedrooms are perfect for the kids or guests, and the big 4-piece main bathroom has all the space you'll need. You may not realize you need it, the large linen closet is fantastic storage. Head down to the basement, where the rec room is an ideal spot for the kids to play or for movie nights with the whole family. The extra bedroom with a large closet and 4 pc bathroom finishes it off perfectly.



Bonuses: the in-floor heating down here is pure heaven in the colder months, another large closet for coats or off seasonal clothing and another linen closet.

Out back, youâ€™ll find a large covered deck, ready for your gas BBQ, making summer nights a breeze. The fully fenced backyard is the perfect place for the kids to run around while you relax. With a 24x22 parking pad, youâ€™ve got room to build the garage of your dreams.

Living here means walking distance to the nearby shopping area, great schools, and even a hockey rink at the end of the street. It's a quiet, friendly street where you can truly feel at home. And did we mention the park nearby? Itâ€™s the perfect place to enjoy the outdoors without going far. If you have small children, it's really easy to go for a walk to the park. The stoney creek plaza is a 10 minute little person walk down the street.

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, window coverings, trampoline, shed, blinds, water softener, air conditioning.

With hot water on demand, plush carpet in the upstairs, and a covered front deck, this home ticks all the boxes. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour, and video. Are you ready to say yes to this address?

Built in 2017

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2171059  |
| Price      | \$464,900 |
| Sold Price | \$445,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,396       |
| Acres          | 0.08        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 212 Siltstone Place |
| Subdivision | Stonecreek          |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K 0W5             |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### **Interior**

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Closet Organizers, Sump Pump(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Central Air Conditioner, Stove(s), Water Softener                                                         |
| Heating           | Forced Air, Natural Gas                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                      |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Separate/Exterior Entry, Finished, Full                                                                                                                                |

### **Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Back Yard, Lawn, Landscaped |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | October 6th, 2024   |
| Date Sold      | November 19th, 2024 |
| Days on Market | 44                  |
| Zoning         | R1S                 |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX FORT MCMURRAY |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.