



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**181 Diamondstone Ridge**  
**Fort McMurray, Alberta**

**MLS # A2284886**



**\$650,000**

<b>Division:</b>	Stonecreek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,121 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, See Remarks, Separate Entrance, Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	Basement fireplace and shelving, Shed, BBQ. Main floor sectional is negotiable.		

Welcome to 181 Diamondstone Ridge: A beautifully maintained Stonecreek home offering an ideal blend of thoughtful upgrades, functional space, and long-term flexibility for families. Pride of ownership is evident throughout, with a layout designed for everyday living while still feeling polished and intentional. The bright main floor features newer vinyl plank flooring and warm wooden feature walls that add character and depth. A dedicated main floor den provides the perfect space for a home office, playroom, or quiet retreat, while the open living areas create a comfortable flow for both daily living and entertaining. The living room centres around a cozy gas fireplace with a stone surround and connects seamlessly to the kitchen and dining area. The kitchen is generously sized and thoughtfully laid out, with espresso-coloured cabinetry, stainless steel appliances, quartz countertops, and a walk-in pantry. A convenient two-piece bathroom completes this level. Upstairs, you will find four generously sized bedrooms, a layout that is increasingly hard to find. The primary bedroom offers a spacious retreat with a walk-in closet and a five-piece ensuite featuring double sinks, a soaker tub, and a standalone shower. Upper-floor laundry adds everyday convenience, and newer vinyl plank flooring extends throughout the upper level for a cohesive look. The fully developed basement expands the living space even further and is designed with versatility in mind. A full bar with a water hookup makes it ideal for entertaining or movie nights. With a separate entrance, plumbing in place for a secondary laundry, and a layout that allows for the addition of a fifth bedroom, the basement offers excellent potential for extended family living or a future suite. Outside, the home continues to impress with a low-maintenance yard and a location close to schools, walking trails, parks, and amenities. The

backyard features a large two-tier deck perfect for seating, dining, and summer barbecues, along with a fully fenced yard complete with a shed, offering plenty of space for kids, pets, and outdoor enjoyment. Every detail reflects meticulous upkeep and thoughtful planning, making this a truly move-in-ready property. Schedule your private viewing today.