



**205 Diamondstone Ridge
Fort McMurray, Alberta**

MLS # A2294519



\$569,900

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,743 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Baseboard, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Sold as is, where is.

Welcome to 205 Diamondstone Ridge, a beautiful and spacious two storey home with a separate entry basement and an upstairs bonus room, located in the sought after community of Stonecreek Landing. Enjoy the tranquility of a quiet neighbourhood while being just minutes from Fort McMurray's newest retail shopping areas, along with parks, schools, and everyday amenities. The home offers great curb appeal with a wide driveway for three vehicles leading to an attached heated 23x21 double garage. The yard is fully fenced and designed for both function and enjoyment, featuring a large deck, stone patio with fire pit, and a wide gate providing access for recreational storage. Inside, the main level features an open concept layout with a bright living room centred around a natural gas fireplace and a modern feature wall. The kitchen offers ample cabinet and counter space along with a large pantry, while the dining and living areas provide a comfortable space for everyday living and entertaining. A two piece bathroom completes this level. Upstairs, a large bonus room at the top of the stairs creates a versatile second living space, ideal for a family room, playroom, or home office. The primary bedroom features a walk in closet and a four piece ensuite. Two additional bedrooms are located on the opposite side of the upper level with a full bathroom in between. Laundry is conveniently located on this floor. The lower level is fully developed with a separate side entry and offers additional living space with a living area, bedroom, and full bathroom. This level provides flexibility for extended family or guests. Located in a family friendly neighbourhood with easy access to the highway for commuting, 205 Diamondstone Ridge offers space, functionality, and a great location. Schedule your private showing today to explore the potential this

home has to offer.