



**49, 284 Shalestone Way
Fort McMurray, Alberta**

MLS # A2295975



\$344,900

Division:	Stonecreek		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,178 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 455
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, central ac, all window coverings, garage door opener & remote

Welcome to 284 Shalestone Way Unit #49! This beautiful two-storey townhome is the perfect opportunity for those seeking a stylish and convenient lifestyle in the highly sought-after Stonecreek location. You'll love the beautiful craftsmanship with its rich dark cabinetry, sleek QUARTZ countertops, and beautiful tile and HARDWOOD floors that create a modern atmosphere. The main floor boasts a convenient 2PC bathroom, a single car garage with direct access to the home, and an open concept kitchen, dining and living room, perfect for hosting family and friends. The second floor is your private oasis, featuring 2 primary bedrooms each with their own ensuite. The bedroom on the front of the home features double closets and a 5 PC ensuite bathroom including a jet tub. The bedrooms on the back of the home features a walk in closet and 4PC ensuite. Convenient second floor laundry is just outside both bedrooms. But that's not all! The fully finished basement is a great space for relaxation and entertainment, featuring a large family room with a cozy electric fireplace, a wet bar area and a 4PC bathroom with a walk in shower. The home is in excellent "barely lived in" condition and ready for you to move in and make it your own. Plus, the condo fees include snow removal, water, garbage, professional management, and common area maintenance. Extra bonuses include CENTRAL AC and CUSTOM BLINDS throughout. Don't miss out on this incredible opportunity to own this townhome - it won't last long!