



GRASSROOTS
REALTY GROUP

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**133 Stonecreek Landing
Fort McMurray, Alberta**

MLS # A2209004



\$809,900

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,898 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	ICF Block, Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance		
Inclusions:	Central Air Conditioner, Dishwasher(2), Refrigerator(2), Stoves(2), Washer, Dryer. Washer Dryer Stacked, Garage Door Opener		

From the moment you walk through the front door of this bright modern home, with 9-foot ceilings, you will be impressed! The triple-car heated garage with epoxy floors and a large fully fenced backyard make this the home for you! The white kitchen with black accents, the oversized butler pantry, stainless steel appliances (gas stove), and quartz countertops, makes this kitchen a cook's dream! Open concept living space with doors leading to the backyard oasis! The family room has built-in shelves, a gas fireplace, and is the perfect place to gather with family or friends! Head upstairs to find the primary bedroom with an ensuite, walk-in closet, two more bedrooms (all with custom blinds and blackout feature), laundry room, and a bonus room! In the basement, you'll find a full kitchen, large bedroom, open concept living room/kitchen, stackable washer/dryer, 2 furnaces, and the 3rd full bathroom! The backyard deck and pergola make it the perfect place to enjoy warm summers on this 9494 sqft lot on greenspace with a walking trail. Bonus to this huge lot is pilings in place to build a storage shed or another deck at the rear of the lot! The front yard features all hard landscaping, carried through to the backyard around the deck. New dishwasher in mainfloor kitchen in October 2024, new washer/dryer in upstairs laundry room in January 2025, and all new basement appliances in January 2024. Great location on a quiet street in a very convenient location in Stonecreek!