



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

153 Shalestone Way
Fort McMurray, Alberta

MLS # A2331711



\$490,888

Division:	Stonecreek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,509 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Heated Garage, Insulated, Single Garage At		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn		

Heating: High Efficiency, Forced Air, Hot Water, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, 2 garage door openers, shed, attached shelving, electric heater, fridge in basement, washer/dryer in basement, water softener, central a/c, alarm system, ecobee thermostat

EXTENSIVE UPGRADES COMPLETED! THIS PRISTINE HOME BACKS ONTO WALKING TRAILS. Introducing 153 Shalestone Way, a meticulously maintained home offering all the elements of a move-in-ready property. Let's begin with the extensive renovations completed: the shingles, siding, insulation, deck, & fence were all updated in 2017. Other recent upgrades include: new epoxy floor in the garage (2025), a new 8ft garage door (2022), hot water on demand (2024), a water softener (2024) new carpet (2026), and a new secondary heat exchanger in furnace (2025) and new furnace motor inducer (2026). Additionally, new quartz countertops have been added to the kitchen & bathrooms on the main and upper levels, complemented by a new modern kitchen backsplash, a new kitchen sink, and stainless steel appliances dishwasher and stove updated in recent years. The exterior offers stunning curb appeal with a two-car front driveway and an attached, heated garage that accommodates an SUV and features those gleaming epoxy floors. The peaceful backyard is the perfect spot to enjoy an evening on your rear deck, or simply step out through your gated access directly onto the walking trails. The beautifully landscaped yard is fully fenced & includes a deck privacy wall and a storage shed. Step inside this turnkey home, which features 9ft ceilings on all levels. The main level offers a private front foyer that leads to an open-concept living area with large windows that flood the space with natural light. The kitchen features lovely modern updates, including quartz countertops, a new backsplash, a large island with an eat-up breakfast bar, ample cabinetry, and a pantry. The living room offers hardwood floors, and the center of the room features a gas fireplace surrounded by built-in bookshelves. This space is

complete with garden doors providing direct access to your yard, plus a 2-piece powder room and inside access to your garage. The spacious upper level offers 3 bedrooms and features two massive primary bedrooms, each with a full ensuite. The second primary bedroom is so large that it could also serve as a great upper-level bonus room. The main primary bedroom offers a walk-in closet and a second closet, and has been freshly painted. This level is complete with a convenient upper-level laundry room. The fully finished lower level, with secure separate entrance access, offers great potential as a rental, a space for multigenerational families, or even an Airbnb opportunity. It begins with a separate entrance & features recent updates, including brand-new carpet, a built-in wet bar, in-suite laundry, a full bathroom. The living space also includes a 4th bedroom, a large family room, & great storage. This home is perfectly located in Stone Creek with quick access to schools, parks, & all amenities, including Stone Creek Plaza & Eagle Ridge Commons. This home has so much to offer, including a built-in mortgage helper & all the expensive updates already completed—just unpack & enjoy peace of mind.