



GRASSROOTS
REALTY GROUP

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28, 284 Shalestone Way
Fort McMurray, Alberta

MLS # A2334576



\$349,900

Division:	Stonecreek		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,176 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 498
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: fridge, stove, diswasher, washer, dryer, microwave, a.c. mail key.

Built in 2017, this well-appointed 1,176 sq. ft. townhouse offers a functional layout with 3 bedrooms and 3.5 bathrooms, making it an excellent choice for families, professionals, or investors. The welcoming front entry features durable ceramic tile flooring and provides a spacious first impression. The main level boasts beautiful hardwood flooring throughout the living room and main living areas, creating a warm and inviting atmosphere. Large windows fill the space with natural light, while the open-concept design is ideal for both everyday living and entertaining. The modern kitchen is equipped with stainless steel appliances, quartz countertops, and ample cabinetry. A convenient 2-piece powder room completes the main floor. Sliding patio doors provide easy access to the rear deck, creating a seamless indoor-outdoor living space. Upstairs, you'll find two generously sized primary-style bedrooms, each offering its own private ensuite. One bedroom features a 4-piece ensuite, while the second boasts a spacious 5-piece ensuite, providing exceptional comfort and privacy. The fully finished basement expands the living space with a third bedroom, a 3-piece bathroom featuring a stand-up shower with tile surround, and a comfortable recreation area complete with an electric fireplace and cozy carpet flooring. Additional highlights include central air conditioning for year-round comfort, a front-attached single garage, a private driveway for additional parking, and the quality craftsmanship and modern finishes expected in a home built in 2017. This thoughtfully designed townhouse combines style, functionality, and low-maintenance living in a desirable modern home.