



GRASSROOTS
REALTY GROUP

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181 Siltstone Place
Fort McMurray, Alberta

MLS # A2337222



\$459,900

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,563 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	No Back Lane, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: AS IS WHERE IS

Welcome to 181 Siltstone Place in Stone Creek! This thoughtfully designed home offers a functional layout with plenty of space for the whole family. The main floor features an open-concept kitchen, dining and living area, creating a comfortable space for everyday living and entertaining. Large patio doors off the dining area lead to a spacious deck, while a convenient 2-piece powder room and mudroom provide direct access to the attached garage. Upstairs, the primary bedroom features a walk-through closet leading into the 5-piece ensuite. Two additional bedrooms, a 4-piece main bathroom and convenient upper-floor laundry complete this level. The walk-out basement offers plenty of potential to make the space your own, with a separate entrance. Additional features include central air conditioning, hot water on demand and upgraded fixtures throughout. Located in the desirable Stone Creek neighbourhood, you'll be just minutes from schools, shopping, restaurants, recreation and other everyday amenities. A well-designed home with the space and flexibility to grow with you!