



GRASSROOTS
REALTY GROUP

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112 Sandstone Lane
Fort McMurray, Alberta

MLS # A2339251



\$470,000

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,355 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Basement Microwave, Garage heater.

Welcome to 112 Sandstone Lane, a fully developed home offering four bedrooms, three and a half bathrooms, central air conditioning, a separate basement entrance and a heated double detached garage. Located just steps from Stonecreek Village, this inviting property combines generous living space with a convenient location close to shopping, dining and everyday amenities, making it an excellent choice for families, first-time buyers or investors. The main floor offers a bright and comfortable living room with a large window overlooking the front porch. The kitchen features dark cabinetry, a breakfast bar and an adjoining dining area with plenty of room to gather. A two-piece bathroom and convenient main-floor laundry hookups complete this level. Upstairs, the spacious primary bedroom includes a walk-in closet and private three-piece ensuite. Two additional bedrooms and a full four-piece bathroom provide a functional layout for children, guests or a home office. The fully developed basement adds valuable versatility with its own separate entrance, a family room, kitchenette or wet bar, fourth bedroom, full bathroom and dedicated laundry room. This flexible space is well suited for older children, extended family, guests or anyone wanting additional privacy within the home. Outside, the fully fenced backyard features a deck and patio area, creating a comfortable setting for summer barbecues, outdoor dining or time spent relaxing. The heated double detached garage is an exceptional addition, offering ample room for vehicles, recreational equipment, storage or a workshop. With four bedrooms, multiple living spaces, a flexible basement layout and an impressive heated garage, 112 Sandstone Lane offers the space and functionality to adapt to a variety of lifestyles. Its convenient location near Stonecreek Village completes this well-rounded property.

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