



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**168 Diamondstone Ridge
Fort McMurray, Alberta**

MLS # A2344203



\$669,900

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,137 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, Sump Pump(s)		

Inclusions: Garage Heater

Welcome to 168 Diamondstone Ridge! Backing onto green space in desirable Stonecreek, this spacious 2-storey home offers over 2,100 square feet of living space above grade, a thoughtfully designed floor plan, and the added flexibility of a legal 2-bedroom basement suite. Upon entering, the main floor has a bright, open-concept feel with generous living and dining spaces centered around the impressive kitchen. Here you'll find granite countertops, stainless steel appliances, including a gas range, and a large corner pantry. The living room features beautiful hardwood flooring and a gas fireplace, creating a warm and inviting space to gather. Just off the dining area, patio doors open onto the back deck and fully fenced yard, where you can enjoy the privacy of backing onto green space. Upstairs offers three well-sized bedrooms, a spacious 18' x 14' bonus room, and a generous primary retreat. The primary bedroom includes a walk-in closet and a well-appointed ensuite with both a stand-up shower and jetted tub. The fully developed basement has its own separate entrance and features a legal 2-bedroom, 1-bathroom suite, offering an excellent opportunity for additional income or a comfortable space for extended family. Completing the home is a double attached heated garage, central A/C, and a number of recent cosmetic updates, including new carpet and fresh paint throughout the entire home within the last three years. With its spacious layout, no rear neighbours, mortgage helper, heated garage, and comfortable living spaces, this is a home that offers both versatility and long-term value! Conveniently located close to walking trails, shopping, restaurants, major bus route & more! Book your private showing today.