

\$579,000 - 229 Siltstone Place, Fort McMurray

MLS® #A2154964

\$579,000

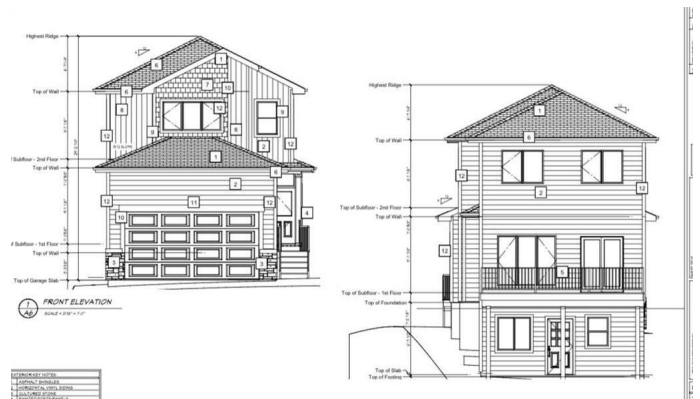
3 Bedroom, 3.00 Bathroom, 1,694 sqft
Residential on 0.08 Acres

Stonecreek, Fort McMurray, Alberta

Step into a World of Elegance and Serenity in Stonecreek, Fort McMurray! This Stunning 2-Storey Custom Pre-Construction Home, Crafted by the Prestigious Mann Builders, offers you the perfect blend of Luxury and Tranquility. This is your Unique chance to design a living space that truly reflects your style and preferences. Secure your spot early and enjoy the freedom to choose your own tiles, flooring, siding, paint colors, and fixtures, making this home Uniquely yours.

The Main floor boasts an Expansive open concept layout, ideal for Entertaining and family gatherings. The kitchen is a Chef's dream, featuring Quartz countertops and an appliance credit, allowing you to select your preferred appliances. Upstairs, the Luxurious Master bedroom offers a spa-like retreat with an ensuite that includes an option for a relaxing soaker tub—perfect for unwinding at the end of the day. The upper level also includes a versatile BONUS ROOM that can be tailored to suit your needs, whether as a home office, playroom, or additional living space.

For those looking for even more flexibility, the walkout basement can be developed into a LEGAL SUITE, providing additional living space or potential rental income. Don't miss this rare opportunity to build your dream home with Mann Builders in one of Fort McMurray's most sought-after



neighborhoods. Contact us today to learn more and secure your place in this exclusive development!

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2154964 |
| Price | \$579,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,694 |
| Acres | 0.08 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 229 Siltstone Place |
| Subdivision | Stonecreek |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0W5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | See Remarks, Other |

| | |
|-----------------|---|
| Heating | Forced Air, Natural Gas |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Exterior Entry, Unfinished, See Remarks, Walk-Out |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard |
| Roof | Asphalt |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 5th, 2024 |
| Days on Market | 268 |
| Zoning | R2 |

Listing Details

| | |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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