

# \$470,000 - 189 Shalestone Way, Fort McMurray

MLS® #A2221258

**\$470,000**

5 Bedroom, 4.00 Bathroom, 1,681 sqft

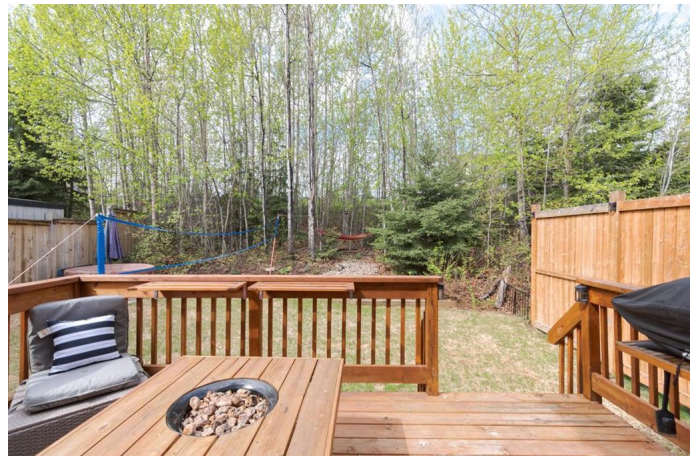
Residential on 0.13 Acres

Stonecreek, Fort McMurray, Alberta

Welcome to 189 Shalestone Way: Perfectly positioned along a lush tree line with mature trees in the yard offering privacy and a picturesque backdrop, this beautifully maintained home delivers the best of modern living in a serene, nature-filled setting. With a dreamy backyard oasis, fresh paint on the top two levels, a separate-entry basement, and incredible value for the price, this property is truly a standout in the market.

Tucked into the sought-after community of Stonecreek Landing, you're just steps from scenic walking trails, neighbourhood parks, and all the conveniences of the nearby Stonecreek Plaza, with easy access to restaurants, shopping, and the highway—ideal for commuters. From the moment you arrive, the peaceful setting captures your attention. The landscaped backyard is designed for outdoor enjoyment with a sunny deck that fits both a fire table and outdoor living furniture, a dedicated hot tub pad, and a private pathway that leads into the treed green space beyond. Whether you're entertaining friends or enjoying a quiet morning coffee, this yard is your personal escape.

Inside, the home welcomes you with an open-concept main floor that has been freshly painted and features warm hardwood flooring throughout. A cozy gas fireplace adds charm to the living room, which flows seamlessly into the spacious dining area and kitchen. The



kitchen is equipped with stainless steel appliances including a new dishwasher (2023), a corner pantry, and a large eat-up island”perfect for gathering, cooking, and everyday living.

Upstairs, new carpet adds comfort underfoot across three generous bedrooms. The primary suite offers a peaceful retreat with a walk-in closet and ensuite bathroom, while the upstairs laundry adds convenience. The fresh, cohesive aesthetic throughout the top two levels enhances the home’s move-in-ready appeal.

Downstairs, the fully developed basement features a separate entrance, two additional bedrooms, a full bathroom, and a wet bar, offering flexibility for multi-generational living, guests, or rental income. Currently rented month-to-month for \$1,100, it’s an excellent mortgage helper without compromising the integrity of the main home. Additional features include brand-new central A/C (2024) to keep you cool all summer long and immediate availability so you can start enjoying the season right away.

In one of Fort McMurray’s most desirable newer communities, 189 Shalestone Way offers privacy, comfort, and functionality”all at a price point that’s hard to beat. Book your private tour today and discover everything this exceptional home has to offer.

Built in 2016

Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2221258  |
| Price          | \$470,000 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,681     |

|            |                        |
|------------|------------------------|
| Acres      | 0.13                   |
| Year Built | 2016                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 189 Shalestone Way |
| Subdivision | Stonecreek         |
| City        | Fort McMurray      |
| County      | Wood Buffalo       |
| Province    | Alberta            |
| Postal Code | T9K 0T6            |

### Amenities

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                                 |
| Parking        | Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, Front Drive, Single Garage Attached |
| # of Garages   | 1                                                                                                                 |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Central Vacuum, Laminate Counters, Sump Pump(s), Wet Bar |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Stove(s)                                                       |
| Heating           | Forced Air                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Finished, Full, Exterior Entry, Suite                                                                                                                                           |

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Other                                                                                                                              |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed, Backs on to Park/Green Space, Few Trees, Greenbelt, No Neighbours Behind, Views |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 100            |
| Zoning         | R2             |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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