



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



Main Photo

### Property Description

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.

## REALTOR Referral

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