

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

MLS® #A2154964

**\$579,000**

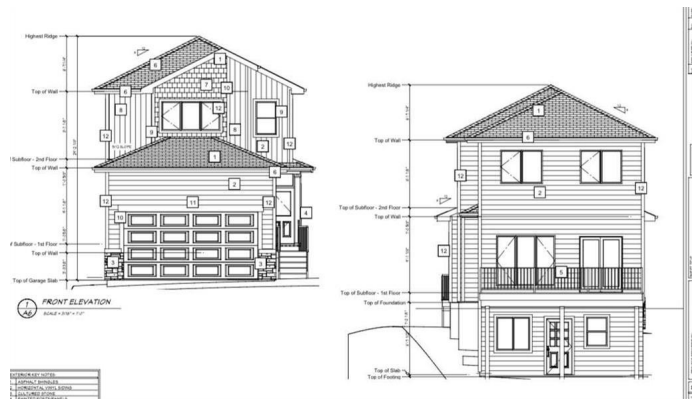
3 Bedroom, 3.00 Bathroom, 1,694 sqft  
Residential on 0.08 Acres

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	216
Zoning	R2

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.