

\$469,900 - 176 Sandstone Lane, Fort McMurray

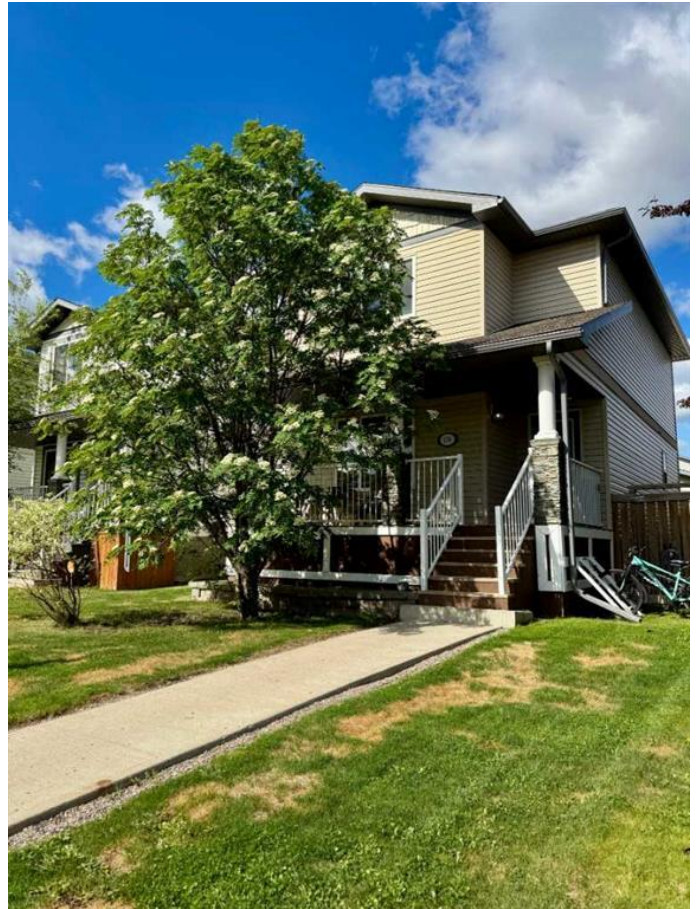
MLS® #A2216445

\$469,900

4 Bedroom, 4.00 Bathroom, 1,336 sqft
Residential on 0.08 Acres

Stonecreek, Fort McMurray, Alberta

Welcome to this impeccably maintained Home in sought-after Stone Creek! Perfect for families and hobbyists alike, this home offers thoughtful upgrades throughout. Step inside the foyer to and discover a spacious front living room which flows into a STUNNING NEWLY RENOVATED KITCHEN, featuring gorgeous white cabinetry, quartz countertops, a show-stopping waterfall butcher block island, and a stylish tiled backsplash. Tucked away is a built in desk, great for office or kids school work! The dining area offers plenty of room for a table for 6-8, perfect for entertaining. A half bathroom and rear mud room with access to the back deck and yard finish off the main floor. Upstairs, you'll find a generous primary suite with ensuite and large walk in closet (with added barn style bi-fold door for style and function), two additional bedrooms, a full bathroom. The entire home has been repainted in recent years and the main level features upgraded vinyl plank and tile flooring. The fully finished basement includes a bright rec room, a fourth bedroom with soundproof insulation, and a full bath, plus laundry and storage area, making it ideal teenagers, or for guests & extended family. Outside, enjoy your deck (with nat. gas line rough in) leading to a 22'x22' heated, fully finished DRIVE-THROUGH GARAGE with textured ceilings, built-in cabinetry, 60-amp service, and conduit for cable/phone/internet. The garage includes an 8x16 front door and a 7x10 rear door, with an OPTIONAL GOLF SIMULATOR



AVAILABLE FOR THE AVID GOLFER. Ideally located in a family-friendly, safe neighborhood near parks, scenic ponds, groomed walking trails, restaurants, shops and all amenities. Central Air Conditioning and Water Softener Included.

Built in 2009

Essential Information

MLS® #	A2216445
Price	\$469,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,336
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	176 Sandstone Lane
Subdivision	Stonecreek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0T1

Amenities

Parking Spaces	2
Parking	Garage Door Opener, Heated Garage, Double Garage Detached, Drive Through
# of Garages	2

Interior

Interior Features	Closet Organizers, Quartz Co
Appliances	Central Air Conditioner, Dis Refrigerator, Stove(s), Wash
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2025
Days on Market	52
Zoning	R1S

Listing Details

Listing Office	COLDWELL BANKER UNITED
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