

# \$474,900 - 176 Sandstone Lane, Fort McMurray

MLS® #A2216445

**\$474,900**

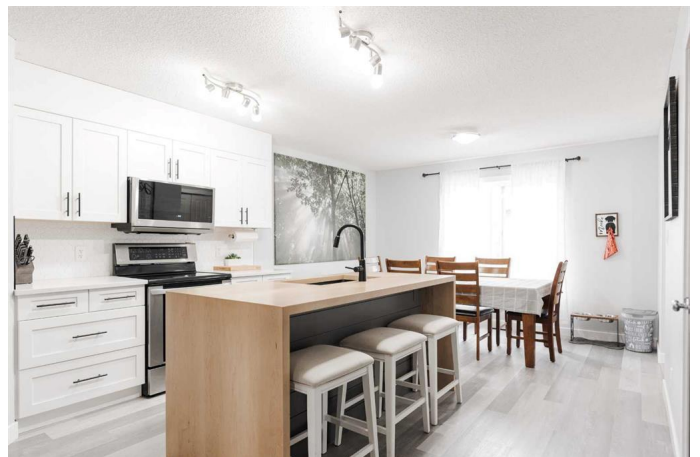
4 Bedroom, 4.00 Bathroom, 1,336 sqft

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 NEW 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	\$474,900
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	Double Garage Detached, Garage Door Opener, Heated Garage, Drive Through
# of Garages	2

### Interior

Interior Features	Closet Organizers, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	May 9th, 2025
Days on Market	4
Zoning	R1S

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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