

# \$465,000 - 228 Shalestone Way, Fort McMurray

MLS® #A2235272

**\$465,000**

4 Bedroom, 4.00 Bathroom, 1,669 sqft

Residential on 0.07 Acres

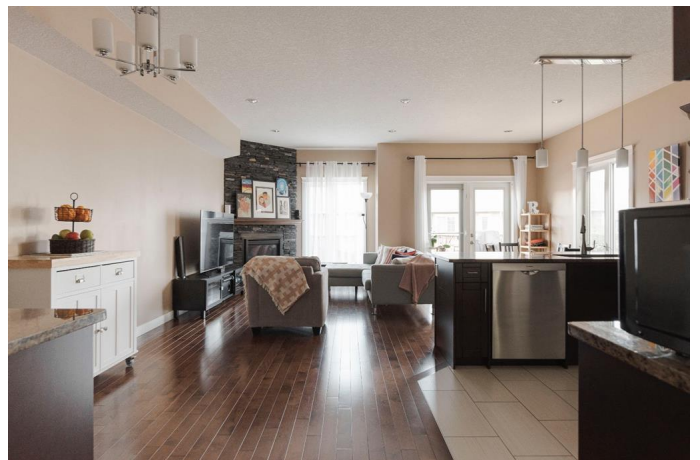
Stonecreek, Fort McMurray, Alberta

Welcome to 228 Shalestone Way: A perfectly laid out and spacious home with a LEGAL walkout basement suite, attached garage, and incredible value—all in the highly desirable neighbourhood of Stonecreek. Featuring all new appliances (2023), generously sized bedrooms, and a thoughtfully designed floor plan, this home offers the ideal blend of function, comfort, and income potential at a price that's hard to beat.

The front of the home offers parking for two in the driveway and a third in the attached garage. A covered front step welcomes you inside where a wide hallway leads past the staircase and into the open-concept main living space, finished with pristine hardwood floors. At the heart of the home, the kitchen offers granite countertops, ceiling-height cabinetry, a corner pantry, and brand new stainless steel appliances. The adjacent dining area includes built-in cabinetry with shelving and wine storage, offering potential for a beverage station or coffee bar.

On the opposite side of the kitchen, the living room features a cozy corner gas fireplace with a stone veneer front and wood mantle, while a second dining or lounge space is set just behind, connecting to the outdoor deck. This upper-level patio is perfect for catching the sun and offers direct access to the fully fenced backyard below.

Upstairs, the private bedroom level begins with a spacious primary retreat that includes a walk-in closet and a four-piece ensuite, with



finishes that echo the kitchen for a cohesive design throughout the home. A built-in desk nook, upstairs laundry, and second full bathroom add convenience, while two more large bedrooms complete the floor—each with generous closets and built-in shelving. Downstairs, the legal one-bedroom suite features its own separate entrance and offers an open living space, full kitchen with new stainless steel appliances (2023), large bright bedroom, four-piece bathroom, in-suite laundry, and plenty of natural light thanks to the walkout design. Additional features include two furnaces, hot water on demand, central A/C, and a great location near walking trails, amenities, and quick access to Highway 63. Turn key and move-in ready, 228 Shalestone Way is the ideal choice for families, multi-generational living, or savvy investors. Schedule your private tour today.

Built in 2016

Essential Information

MLS® #	A2235272
Price	\$465,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,669
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	228 Shalestone Way
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Subdivision	Stonecreek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0T6

### **Amenities**

Parking Spaces	3
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Parking Pad, Single Garage Attached, Insulated
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Granite Counters, Pantry, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 1st, 2025
Days on Market	10
Zoning	R2

### **Listing Details**

Listing Office	The Agency North Central Alberta
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