

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

MLS® #A2221258

**\$470,000**

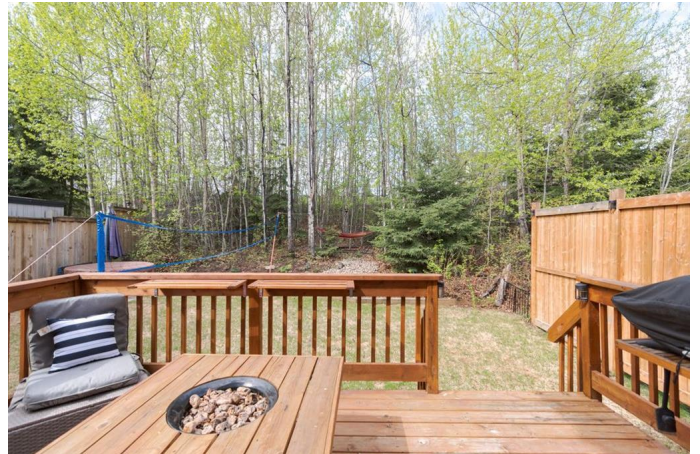
5 Bedroom, 4.00 Bathroom, 1,681 sqft  
Residential on 0.13 Acres

Stonecreek, Fort McMurray, Alberta

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 islandâ€”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 homeâ€™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, itâ€™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 McMurrayâ€™s most desirable newer communities, 189 Shalestone Way offers privacy, comfort, and functionalityâ€”all at a price point thatâ€™s hard to beat. Book your private tour today and discover everything this exceptional home has to offer.

Built in 2016

**Essential Information**

MLS® #	A2221258
Price	\$470,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,681

Acres	0.13
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	189 Shalestone Way
Subdivision	Stonecreek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0T6

### **Amenities**

Parking Spaces	2
Parking	Driveway, Heated Garage, Parking Pad, Single Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	1

### **Interior**

Interior Features	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Laminate Counters, No Smoking Home, Separate Entrance, Storage, Sump Pump(s), Wet Bar
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner
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, Other
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Treed, Views, Few Trees, Greenbelt, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	102
Zoning	R2

### **Listing Details**

Listing Office	The Agency North Central Alberta
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