

# \$449,900 - 180 Sandstone Lane, Fort McMurray

MLS® #A2211278

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,319 sqft  
Residential on 0.09 Acres

Stonecreek, Fort McMurray, Alberta

Welcome to 180 Sandstone Lane! This must see CORNER LOT with 3 bedrooms and 2.5 bathrooms in beautiful Stonecreek with 22'x22' HEATED DETACHED DOUBLE GARAGE, HOT TUB, 3 YEAR OLD AC, brand NEW HOT WATER TANK only a few weeks old and NEW EXTERIOR, SHINGLES and ATTIC INSULATION in 2017. As you step onto the front veranda and into the home, you will find a bright and warm open concept living room with large windows that let in plenty of natural light, next is the dining room and kitchen featuring a raised breakfast bar for in-formal meals, plenty of dark cabinetry, a pantry, pendant lighting and ample counter space. At the back of the house is the powder room and a door leading to the huge rear deck with added privacy fence where you can relax with your morning coffee or in the hot tub under the gazebo. On the upper level of the home, you will find the primary bedroom with decorative wooden wall paneling, 3-piece ensuite and walk-in-closet. Also on the top floor are two good size bedrooms and a 4-piece bathroom. The partially developed basement just framed in offers a great potential to make the space your own. The low maintenance backyard is fully fenced and has a 8'x16' shed for extra storage. Walking distance to parks, playgrounds, schools and hiking trails. Don't miss this opportunity and book you showing today!



Built in 2009

## Essential Information

MLS® #	A2211278
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,319
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	180 Sandstone Lane
Subdivision	Stonecreek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0T1

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	9
Zoning	R1S

### **Listing Details**

Listing Office	KIC Realty
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