

# \$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 | 8                |
| Zoning         | R1S              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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