180 Sandstone Lane
Fort McMurray, Alberta

MLS # A2211278

$449,900

Division:	Stonecreek
Type:	Residential/House
Style:	2 Storey
Size:	1,319 sq.ft.
Age:	2009 (16 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage
Lot Size:	0.09 Acre
Lot Feat:	Back Lane, Corner Lot

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	R1S
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: Hot Tub, Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering

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!