

# \$880,000 - 33 Freestone Way, Saprae Creek

MLS® #A2216473

**\$880,000**

5 Bedroom, 4.00 Bathroom, 1,674 sqft  
Residential on 1.98 Acres

N/A, Saprae Creek, Alberta

Welcome to 33 Freestone Way in Saprae Creek Estates. This beautiful bi-level sits on a stunning, tree-lined two-acre property and offers modern updates, clear pride of ownership, an attached double garage, and an incredible 44x28 detached shop. Built in 2013, the shop features 13-foot ceilings, metal-clad walls, both in-floor boiler heat and gas forced-air heating, 42-inch deep built-in workbenches, custom cabinetry, and a loft for expansive storage. Homes like this are rare—and this one is not to be missed. Curb appeal begins with a large double-entry driveway and a modern stucco exterior. The exterior was refreshed in 2014 with updated shingles, composite front decking, and Duradeck on the upper back balcony, where you™ll enjoy peaceful afternoon sun. The 21x26 attached garage is equipped with in-floor heat and a new 12x10 overhead door. The backyard is landscaped with interlocking brick that leads from the home to a built-in firepit and out to the shop. Multiple outdoor spaces are designed for easy enjoyment, including the upgraded back deck featuring a new pergola and low-maintenance Duradeck finish.

Inside, a spacious entryway welcomes you into the home, where you™ll find a laundry room and two-piece bathroom just off the garage entrance. The main level begins with a warm and inviting living room overlooking the front yard, centred around a wood-burning fireplace. The eat-in kitchen offers granite counters,



subway tile backsplash, an island with a prep sink, a coffee bar, updated stainless steel appliances (fridge, stove, and dishwasher 2024), and a large pantry. Updated flooring and an expansive dining area complete this bright and functional space.

Down the hall are three bedrooms and two full bathrooms, including a primary suite with a walk-in closet and a fully renovated three-piece ensuite featuring a stylish white vanity, a walk-in shower with glass surround, and wood-look tile. The lower level hosts two more generously sized bedrooms, a full four-piece bathroom, and a spacious family and rec room—ideal for movie nights or game days. Luxury vinyl plank flooring (2024) and in-floor heat add comfort and durability to the entire lower level.

Major system updates include a new furnace, A/C, and humidifier (2024), as well as a new hot water tank (2021), offering peace of mind for years to come.

The exterior truly sets this property apart.

Surrounded by mature trees and exceptional privacy, the yard is as functional as it is beautiful. Behind the shop is additional storage space, including a metal shed with a roll-up door and a loft above the shop. Included in the sale are an air compressor, welder hookups, and a forklift that can lift up to 2,500 lbs.

Crushed rock behind the shop keeps your storage area clean and accessible while preserving the home's curb appeal.

This is a rare opportunity to own a meticulously cared-for acreage in Sapræ Creek Estates. Book your private showing today and see firsthand all the incredible value this property has to offer.

Built in 1997

## Essential Information

MLS® #

A2216473

|                |                                  |
|----------------|----------------------------------|
| Price          | \$880,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 1,674                            |
| Acres          | 1.98                             |
| Year Built     | 1997                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 33 Freestone Way |
| Subdivision | N/A              |
| City        | Saprae Creek     |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9H 5B4          |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 20  |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Parking Pad, Quad or More Detached, RV Access/Parking, RV Garage, Workshop in Garage |
| # of Garages   | 6   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer                                    |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Fire Pit, Private Yard, Storage |
|-------------------|---|

|                 |  |
|-----------------|--|
| Lot Description | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees, Private |
|-----------------|--|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |        |
|--------------|--------|
| Construction | Stucco |
|--------------|--------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 2nd, 2025 |
|-------------|---------------|

|        |    |
|--------|----|
| Zoning | SE |
|--------|----|

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.