

\$465,000 - 228 Shalestone Way, Fort McMurray

MLS® #A2235272

\$465,000

4 Bedroom, 4.00 Bathroom, 1,669 sqft

Residential on 0.07 Acres

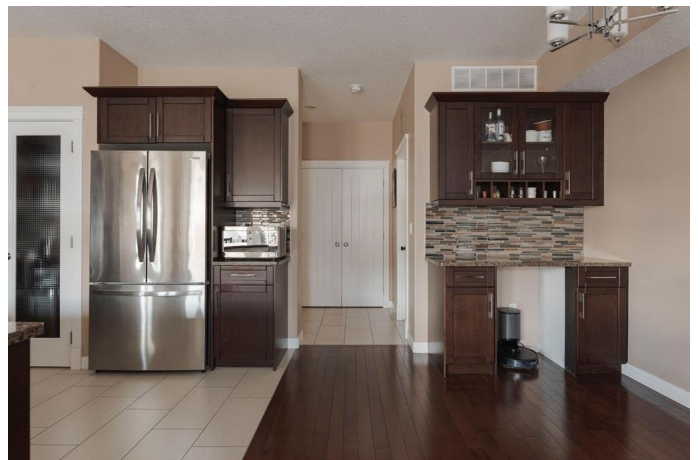
Stonecreek, Fort McMurray, Alberta

Welcome to 228 Shalestone Way: A perfectly laid out and spacious home with a LEGAL walkout basement suite, attached garage, and incredible value—all in the highly desirable neighbourhood of Stonecreek. Featuring all new appliances (2023), generously sized bedrooms, and a thoughtfully designed floor plan, this home offers the ideal blend of function, comfort, and income potential at a price that's hard to beat.

The front of the home offers parking for two in the driveway and a third in the attached garage. A covered front step welcomes you inside where a wide hallway leads past the staircase and into the open-concept main living space, finished with pristine hardwood floors. At the heart of the home, the kitchen offers granite countertops, ceiling-height cabinetry, a corner pantry, and brand new stainless steel appliances. The adjacent dining area includes built-in cabinetry with shelving and wine storage, offering potential for a beverage station or coffee bar.

On the opposite side of the kitchen, the living room features a cozy corner gas fireplace with a stone veneer front and wood mantle, while a second dining or lounge space is set just behind, connecting to the outdoor deck. This upper-level patio is perfect for catching the sun and offers direct access to the fully fenced backyard below.

Upstairs, the private bedroom level begins with a spacious primary retreat that includes a walk-in closet and a four-piece ensuite, with



finishes that echo the kitchen for a cohesive design throughout the home. A built-in desk nook, upstairs laundry, and second full bathroom add convenience, while two more large bedrooms complete the floor—each with generous closets and built-in shelving. Downstairs, the legal one-bedroom suite features its own separate entrance and offers an open living space, full kitchen with new stainless steel appliances (2023), large bright bedroom, four-piece bathroom, in-suite laundry, and plenty of natural light thanks to the walkout design. Additional features include two furnaces, hot water on demand, central A/C, and a great location near walking trails, amenities, and quick access to Highway 63. Turn key and move-in ready, 228 Shalestone Way is the ideal choice for families, multi-generational living, or savvy investors. Schedule your private tour today.

Built in 2016

Essential Information

MLS® #	A2235272
Price	\$465,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,669
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	228 Shalestone Way
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Subdivision	Stonecreek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0T6

Amenities

Parking Spaces	3
Parking	Driveway, Garage Door Opener, Garage Faces Front, Insulated, Parking Pad, Single Garage Attached, Front Drive
# of Garages	1

Interior

Interior Features	Built-in Features, Granite Counters, Pantry, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Window Coverings
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
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 1st, 2025
Days on Market	4
Zoning	R2

Listing Details

Listing Office	The Agency North Central Alberta
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