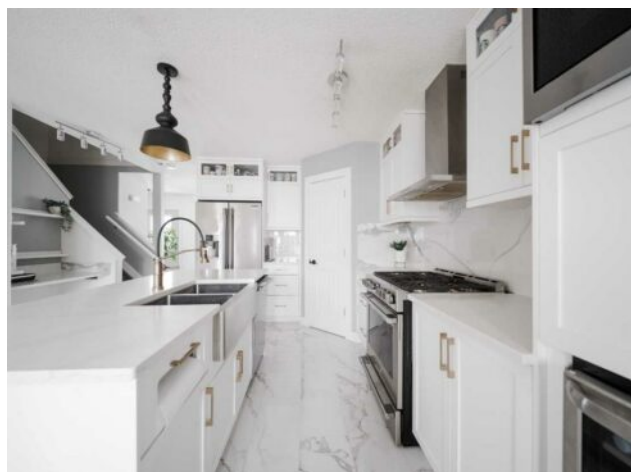


**237 Sandstone Lane  
Fort McMurray, Alberta**

**MLS # A2283978**



# \$499,900

<b>Division:</b>	Stonecreek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** professional series gas stove, fridge, dishwasher, microwave, beverage cooler, GE Profile 2in1 washer-dryer unit, existing blinds & window coverings, central a/c, basement fridge, tv mounts

Welcome to 237 Sandstone Lane, where exceptional craftsmanship, thoughtful upgrades, and timeless design come together in one stunning Stone Creek home. Major exterior improvements include updated shingles, exterior doors, a newer deck, and a dedicated hot tub pad with wiring completed (permit approved). Step inside to a spacious front living room featuring modern laminate flooring and a striking feature wall, flowing seamlessly into a show-stopping white kitchen by Jos-Will Millwork. Built with solid maple doors, elegant gold hardware, under-cabinet lighting, glass-front uppers, and a massive 8-foot island topped with seamless quartz countertops, this chef's kitchen is both beautiful and built to last. Upgraded Frigidaire Professional Series appliances (including a gas stove), luxury vinyl plank flooring, contemporary lighting, a coffee bar, and a built-in wine cooler complete the space. The main level also offers a stylish updated 2-piece bathroom and a spacious dining area accented by a chandelier overlooking the backyard. Upstairs you'll find new trim, new closet doors, three bedrooms, and two fully renovated bathrooms — all finished with matching cabinetry, quartz countertops, new toilets, mirrors, and luxury vinyl plank flooring for a cohesive high-end feel. The newly completed basement features a professionally finished California knockdown ceiling, cozy family room, spacious bedroom, full bathroom, and beautiful laminate flooring — perfect for guests or growing families. Outside, enjoy the private backyard oasis with a deck (2021) with privacy lattice, full fencing, tasteful landscaping with Aspen trees, interlocking brick, flower beds, an enclosed dog run with artificial turf, and a detached double garage (2022) with rear alley access. Additional highlights include central A/C and a prime location close to schools, shopping,

and all Stone Creek amenities. Move-in ready luxury &mdash; this home truly checks every box!