

**229 Siltstone Place**  
**Fort McMurray, Alberta**

**MLS # A2256792**



## \$594,900

<b>Division:</b>	Stonecreek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,694 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	\$5000 Appliances Credit		

FIRST-TIME HOME BUYERS CAN BENEFIT FROM THE GOVERNMENT'S FIRST-TIME HOME BUYER INCENTIVE AND RECEIVE A 5% GST REBATE ON BRAND NEW CONSTRUCTION! Step into a World of Elegance and Serenity in Stonecreek, Fort McMurray! This Stunning 2-Storey Custom Pre-Construction Home, crafted by the prestigious Mann Builders, offers the perfect blend of Luxury and Tranquility. This is your unique chance to design a living space that truly reflects your style and preferences. Secure your spot early and enjoy the freedom to choose your own tiles, flooring, siding, paint colors, and fixtures, making this home uniquely yours. The main floor boasts an expansive open concept layout, ideal for entertaining and family gatherings. The kitchen is a chef's dream, featuring quartz countertops and an appliance credit, allowing you to select your preferred appliances. Upstairs, the luxurious primary bedroom offers a spa-like retreat with an ensuite that includes an option for a relaxing soaker tub—perfect for unwinding at the end of the day. The upper level also includes a versatile BONUS ROOM that can be tailored to suit your needs, whether as a home office, playroom, or additional living space. For those looking for even more flexibility, the walkout basement can be developed into a LEGAL SUITE, providing additional living space or potential rental income. Don't miss this rare opportunity to build your dream home with Mann Builders in one of Fort McMurray's most sought-after neighborhoods. Contact us today to learn more and secure your place in this exclusive development!