

# **\$584,888 - 173 Diamondstone Ridge, Fort McMurray**

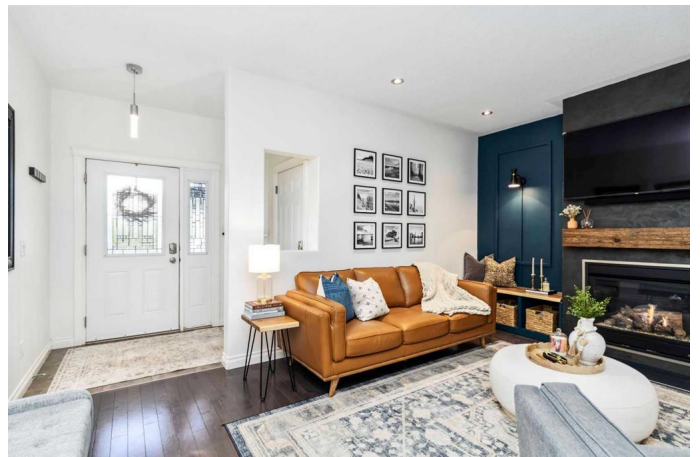
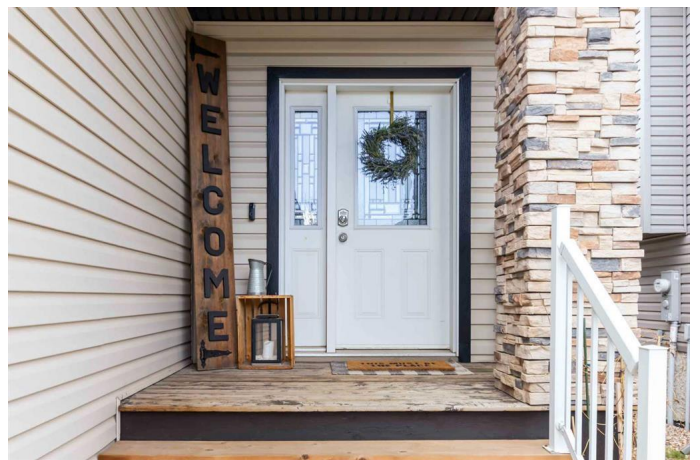
MLS® #A2224195

**\$584,888**

5 Bedroom, 3.00 Bathroom, 1,333 sqft  
Residential on 0.13 Acres

Stonecreek, Fort McMurray, Alberta

OPEN HOUSE SATURDAY MAY 24TH  
1130AM-130PM! Introducing 173  
Diamondstone Ridge, a RARE FIND  
BUNGALOW with OVER 2500 SQ FT OF  
LIVING SPACE. This home is the opportunity  
where you can have the best of both worlds,  
the option to utilize the 2-bedroom legal suite  
as a huge mortgage helper, or use this space  
as additional living space for your family with  
its excellent layout and design. There are so  
many amazing features to this home.  
OVERSIZED 26X22 ATTACHED HEATED  
GARAGE WITH 12 FT CEILINGS,  
BEAUTIFUL RENOVATIONS, GRANITE  
COUNTERTOPS THROUGHOUT, 9FT  
CEILINGS ON BOTH MAIN AND LOWER  
LEVEL, CENTRAL A/C, HARDWOOD  
FLOORS, 5 PC ENSUITE, BEAUTIFULLY  
LANDSCAPED & FENCED EXTRA WIDE  
YARD AND MORE. This home is an absolute  
pleasure to view and I promise it will not  
disappoint. When you step inside, you will be  
impressed by the large front foyer that opens  
to your front great room, which has been  
dazzled with a custom feature wall that starts  
with a gas fireplace. Surrounding the fireplace  
is a wall covered in imported Roman clay,  
built-in benches, the addition of stunning  
wainscoting, and custom lighting. This room  
also features 9 ft ceilings & hardwood floors.  
The main level continues with a large dining  
room surrounded by a bank of windows, then  
a gorgeous kitchen with a large island with  
butcherblock countertop, a generous amount



of kitchen cabinets, granite countertops, large pantry, updated stainless appliances in the past 4 years. To complete this main level, you have 3 bedrooms and 2 full bathrooms(each with new faucets and lighting). The Primary bedroom features a walk-in, closet, 5 pc ensuite with tile floors, double sinks, jetted tub and stand-up shower. In addition, you have garden doors leading to your large deck where you can enjoy your morning coffee. Once you fall in love with the main level, continue to the fully finished lower level that will steal your heart when you see the space offered here and the bright and airy feel with the 9ft ceilings and large windows. You have a massive open concept with a huge family room, games room, full kitchen, huge pantry, and tons of storage. Plus, there are 2 bedrooms and a full bathroom, plus laundry room. Sellers currently enjoy this lower level as their additional living space and where they entertain friends and family and have game nights, but if you are looking for a huge mortgage helper, this 2 Bed legal suite would be a desirable rental suite. The exterior offers recent upgrades to the landscaping with gardens, decorative stone, shrubs and more. Plus your landscaped yard is fully fenced, offering a side gate access. In addition, you have on the left side of the property extra land you could park quad trailers and more or extend your fenced for additional gated access. Other upgrades to this move-in-ready residence is upgraded hardware, fresh paint top to bottom, and more. This home is located in the prime location of Stone Creek, in walking near shopping, parks, outdoor rinks, trails and more. This is a must see home!

Built in 2012

## **Essential Information**

MLS® #

A2224195

|                |             |
|----------------|-------------|
| Price          | \$584,888   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,333       |
| Acres          | 0.13        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 173 Diamondstone Ridge |
| Subdivision | Stonecreek             |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9K 0T8                |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                             |
| Parking        | Double Garage Attached, Driveway, Heated Garage, Insulated, RV Access/Parking |
| # of Garages   | 2                                                                             |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s)                                                                                                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                          |
| 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, Private Entrance, Private Yard |
| Lot Description   | Back Yard, Front Yard                        |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding                                 |
| Foundation        | Poured Concrete                              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 29             |
| Zoning         | R1S            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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