



**DJ Golden**  
**REAL ESTATE**

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**104 Diamondstone Ridge**  
**Fort McMurray, Alberta**

**MLS # A2260667**



**\$739,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Stonecreek                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 2,109 sq.ft.                                                             | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 5                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Aggregate, Drive Through, Heated Garage, See Remarks, Triple Garage Att  |               |                   |
| <b>Lot Size:</b> | 0.24 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Dog Run Fenced In, Greenbelt, Landscaped, See Ren |               |                   |

|                    |                                                                                                                    |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Electric, Forced Air, Natural Gas                                                                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Separate/Exterior Entry                                                                            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding                                                                                             | <b>Zoning:</b>    | R1S |
| <b>Foundation:</b> | Poured Concrete                                                                                                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | French Door, Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Sump Pump(s), Walk-In Closet(s) |                   |     |

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, A/C Unit, all window coverings, garage heater, shed

OPEN HOUSE SUNDAY OCTOBER 5th 1-3pm. TRIPLE CAR HEATED DRIVE-THROUGH GARAGE | MASSIVE 10,653 SQ.FT. CORNER LOT | RV PARKING | BACKING ONTO GREEN SPACE. Welcome to 104 Diamondstone Ridge, a beautifully designed home situated on an expansive corner lot in a highly desirable neighbourhood. Offering over 10,000 sq.ft. of fully landscaped property, this home is ideal for families, professionals, and hobbyists alike—especially those who need extra space for vehicles, toys, or RVs! Step inside to discover a thoughtfully laid out main floor, featuring a stylish home office with a two-way fireplace, shared with the spacious living room—perfect for cozy evenings and elegant entertaining. The chef-inspired kitchen is outfitted with granite countertops, stainless steel appliances, a central island, and plenty of cabinetry and prep space. The adjoining dining nook overlooks the backyard and offers direct access to the large composite deck, perfect for outdoor gatherings. The fully fenced backyard is truly a retreat—complete with access to walking trails and green space, a fenced dog run, and side gate entry to an additional RV or trailer parking pad. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a spa-like ensuite featuring a soaker tub, separate shower, and access to a large walk-in closet. This level also includes laundry facilities, extra storage, an additional 4 PCE bathroom, and a bright bonus room—ideal for a media space or kids' playroom. The fully developed basement features a separate entrance, two additional bedrooms, a fourth bathroom, a large recreation room, and even more storage—making it perfect for guests, a growing family. The basement offers electric heat as a second course of heating to keep

the basement warm during those colder months. The highlight of this property is the heated triple car garage&mdash;with drive-through access to the backyard, 220V power, built-in cabinetry, and ample room for tools, vehicles, and workspace. A custom RV parking pad sits alongside the home, offering even more flexibility. Additional upgrades include: Central A/C, newer shingles and siding (2016), natural gas line to the BBQ, and much more! This one-of-a-kind property offers space, style, and smart functionality&mdash;all in an unbeatable location. Don&rsquo;t miss your chance&mdash;book your private showing today!