



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**339 PROSPECT Drive, Fort McMurray T9K 0T8**

MLS® #: **A2154992**

Area: **Stonecreek**

Listing Date: **08/05/24**

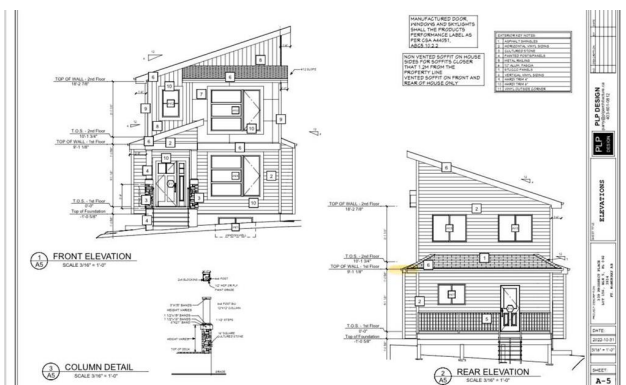
List Price: **\$519,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **3,231 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,776**  
Low Sqft:  
Ttl Sqft: **1,776**

DOM

**238**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking  
Ttl Park: **3**  
Garage Sz:

Access:  
Lot Feat: **Back Lane**  
Park Feat: **Gravel Driveway, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Barbecue, Private Yard**

Construction: **Concrete, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete, See Remarks**

Kitchen Appl: **See Remarks**  
Int Feat: **Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	20`1" x 16`5"	Nook	Main	12`0" x 10`2"
Kitchen	Main	13`11" x 10`2"	2pc Bathroom	Main	0`0" x 0`0"
Den	Main	13`0" x 8`0"	Bedroom - Primary	Upper	16`3" x 12`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	3pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	12`0" x 9`4"	Bedroom	Upper	13`1" x 8`10"

Legal/Tax/Financial

Title:  
**Fee Simple**

Zoning:  
**R1S**

Legal Desc:

**0923934**

Remarks

Pub Rmks:

**Experience 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 opportunity to design a living space that truly reflects your style and preferences. Secure your spot early to enjoy the freedom of choosing your own tiles, flooring, siding, paint colors, and fixtures, making this home uniquely yours. The main floor features an Expansive open-concept layout, ideal for Entertaining and family gatherings. The kitchen is a chef's dream, complete with quartz countertops and an appliance credit, allowing you to select your preferred appliances. The main floor also includes a Versatile Den that can be used as a bedroom or office, adding even more flexibility to your living space. Upstairs, the Luxurious Primary bedroom offers a spa-like retreat with an ensuite that includes the option for a relaxing soaker tub—perfect for unwinding at the end of the day. For those seeking additional flexibility, the basement can be developed into a Legal Suite, providing extra 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!**

Inclusions:

**\$5000 Appliances Credit**

Property Listed By:

**RE/MAX Connect**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**