



THE
A-TEAM

**RE/MAX
FIRST**

147 PROSPECT Drive, Fort McMurray T9K 0W4

MLS®#: **A2155077** Area: **Stonecreek** Listing **08/03/24** List Price: **\$409,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **3,576 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,340**
 Low Sqft:
 Ttl Sqft: **1,340**

DOM

44
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Alley Access,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Floor Furnace,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction:
See Remarks
 Flooring:
Carpet,Vinyl Plank
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **See Remarks**
 Int Feat: **Kitchen Island,Open Floorplan,Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Second	8`11" x 9`3"
4pc Bathroom	Second	
3pc Ensuite bath	Second	
Living Room	Main	12`8" x 13`8"
Laundry	Basement	

Room	Level	Dimensions
Bedroom	Second	8`6" x 9`4"
2pc Bathroom	Main	
Bedroom - Primary	Second	13`8" x 11`8"
Kitchen With Eating Area	Main	12`0" x 8`2"
Dining Room	Main	12`8" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1023470

Zoning:
R1S

Remarks

Pub Rmks:

MOTIVATED SELLERS! GORGEOUS VALUE-PACKED Property built by Timber Creek Homes Master Builders features 3 bedrooms and 3 baths, including a large primary bedroom with 3 piece ensuite and walk in closet. **BRAND NEW CARPET!** The main floor features a spacious living room, kitchen **PERFECT** for the CHEF in the family! Congregate around the kitchen island with family relaxing at the end of your work day. Enjoy your morning coffee on your Front Veranda porch or Huge Rear Deck! This home is perfect for 1st-time Buyers, Empty Nesters and everyone in between. The main level has easy to maintain waterproof Vinyl Plank flooring . The gorgeous White Custom Huntwood Cabinets with a Dark, Solid Maple kitchen island, with Soft-Close Doors & Drawers, along with beautiful QUARTZ Countertops add a touch of Luxury and class to your living space. You will appreciate the upgraded light fixtures, Delta Faucets, Central A/C and Benjamin Moore paint throughout. Basement is partially completed with perimeter walls drywalled and insulated and vinyl plank flooring installed. The rest awaits your creative ideas! **AND IF THAT HASN'T GOT YOU SOLD! LOCATION IS AMAZING!** Out the front door, just a 2-minute walk to Stonecreek Village - with Gym Nation, Major banks, Starbucks, McDonald's, Save-On-Foods, Canadian Brewhouse, Shoppers Drug Mart and so much more Don't wait a, makes this location very convenient. **DON'T MISS OUT! CALL NOW TO VIEW TODAY.**

Inclusions:
Property Listed By:

**FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW BLINDS/COVERINGS, CENTRAL A/C
RE/MAX FORT MCMURRAY**

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





