



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**254 PROSPECT Drive, Fort McMurray T9K 0W7**

MLS®#: **A2210489**

Area: **Stonecreek**

Listing Date: **04/10/25**

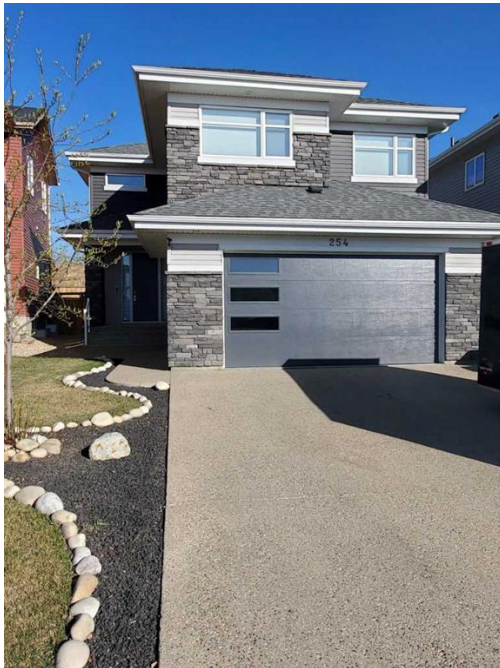
List Price: **\$829,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2017**

Lot Information

Lot Sz Ar:

**5,171 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**2,211**

Low Sqft:

Ttl Sqft:

**2,211**

DOM

**8**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**6**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Greenbelt,Landscaped,Lawn,No Neighbours Behind  
Double Garage Attached**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air**

Sewer:

Ext Feat:

**Rain Gutters**

Construction:

**Concrete,Stone,Vinyl Siding**

Flooring:

**Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage  
Control(s),Humidifier,Microwave,Washer,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat:

**Bar,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Pantry,Soaking  
Tub,Storage,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title:  
**Fee Simple**  
Legal Desc: **1023470**

Zoning:  
**R1S**

Remarks

Pub Rmks: **Visit REALTOR® website for additional information. This contemporary style, luxurious home features cathedral ceiling, with an accent ceiling design. Floor to ceiling gas fireplace, amazing windows to let in the natural light with remote control blinds. A Chef's dream kitchen, quartz countertops, gas cooktop, coffee bar with a \$4000 Jennair coffee machine, hidden pantry, mudroom, 2 car heated garage, half bathroom and laundry room. Upstairs has 3 bedrooms and 2 bathrooms. The master ensuite has a spa feel, with double sinks, soaker tub, custom shower and walk in closet with built in's. Also features a bar area, rec room/movie room, 1 bedroom and 1 bathroom in the basement. Outside is beautifully landscaped with retaining wall, custom privacy wall for hot tub area, a true oasis.**

Inclusions: **All appliances are included refrigerator/freezer combo, dishwasher, gas cooktop, microwave, cooktop rent fan, built in oven, \$4000 built in Jennair coffee machine, washer/dryer, windows covering with remote control, garage door opener, hot tub, furniture negotiable**

Property Listed By: **PG Direct Realty Ltd.**

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



