



THE
A-TEAM

**RE/MAX
FIRST**

255 PROSPECT Drive, Fort McMurray T9K 0W7

MLS®#: **A2218929**

Area: **Stonecreek**

Listing Date: **05/09/25**

List Price: **\$479,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 13-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2025

Lot Information

Lot Sz Ar:

3,533 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,573

Low Sqft:

Ttl Sqft:

1,573

DOM

63

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Interior Lot,Standard Shaped Lot
Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

Vinyl Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1023470

Zoning:

R1S

Remarks

Pub Rmks:

Welcome to 255 Prospect Drive: This brand-new home in Stonecreek Landing is ready for immediate possession and offers stunning modern living in one of Fort

McMurray's most sought-after newer neighbourhoods. With high-end finishes, thoughtful upgrades, and a light and airy aesthetic throughout, this home delivers exceptional value and timeless style. Just steps from parks, trails, restaurants, shopping, and transit, it's ideally located for both comfort and convenience. Curb appeal begins at the covered front porch and double-door main entrance, offering a warm welcome on a beautiful street lined with new homes. Inside, you're greeted by a spacious foyer that opens into a bright and expansive main floor. Tall ceilings, large windows, and carefully placed lighting enhance the fresh, open atmosphere, while luxury vinyl plank flooring runs seamlessly throughout. A stylish two-piece bathroom is tucked just off the main living area for added convenience. The open-concept layout flows perfectly into the dining space and the show-stopping kitchen. Here, high-gloss flat-panel cabinetry extends to the ceiling, beautifully paired with granite countertops, a sleek tile backsplash, and a full suite of brand-new stainless steel appliances. This is a kitchen designed for both everyday living and entertaining. Upstairs, the private second level offers three spacious bedrooms, including a generous primary suite with a walk-in closet, custom closet organization, and a luxurious 5-piece ensuite featuring a jetted tub. A second full bathroom is located at the opposite end of the hallway beside the two additional bedrooms, with the laundry area centrally located for added functionality and ease. Additional features include on-demand hot water, air conditioning rough-in, and a large covered back deck (10 ft x 20 ft)—perfect for enjoying the outdoors in comfort and shade. The lower level features a separate side entrance and is ready for your future development, offering incredible potential for additional living space or an income suite. The backyard is a blank canvas with back alley access, making it ideal for future garage development or for creating your dream outdoor living space. With a full 10-year new home warranty, premium craftsmanship, and immediate availability, this beautifully constructed home in Stonecreek Landing is ready to welcome its first owners. Don't miss your opportunity—schedule your private tour today.

Inclusions:

N/A

Property Listed By:

The Agency North Central Alberta

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









