



THE
A-TEAM

**RE/MAX
FIRST**

403 PROSPECT Drive, Fort McMurray T9K0T8

MLS® #: **A2232185**

Area: **Stonecreek**

Listing Date: **06/16/25**

List Price: **\$515,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2016

Lot Information

Lot Sz Ar:

3,907 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,314

Low Sqft:

Ttl Sqft:

1,314

DOM

2

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,See Remarks

Double Garage Detached,Garage Faces Rear

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace,Natural Gas**

Sewer:

Ext Feat: **Barbecue**

Construction:

See Remarks

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **See Remarks**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title:		Zoning:
Fee Simple		R1S

Legal Desc:	0923934
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Remarks

Pub Rmks: **OPPORTUNITY KNOCKS ANSWER THE DOOR! This home built by Rochelle Homes is a perfect masterpiece for the savvy buyer! Elegance at every turn, enjoy the**

OPEN concept floor plan of entertaining family and friends. The kitchen features lots of rich mocha cabinetry, lots of counter space, beautiful appliances, and a peninsula island that is a great place to congregate while the chef of the home is cooking your favorite meal! Outdoors you will find a big deck to hang out for those summer BBQ's, a yard for the kids and a Heated Detached (22' X 22' 5") Garage! Enjoy the waking trails, near the home, nestled within all amenities to shopping, bus route, schools, and more this is one home you do not want to miss out on! **ACT NOW!** Call to make this your home today! Bonus: Central Air, Heated Garage, Fantastic Location

Inclusions: fridge, stove, dishwasher, washer/dryer, standup freezer in basement, all TV wall mounts and 2 TV's, patio furniture, heater in garage, central air, BBQ, remainder of furniture negotiable

Property Listed By: RE/MAX Connect

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





