



THE
A-TEAM

**RE/MAX
FIRST**

251 PROSPECT Drive, Fort McMurray T9K 0W7

MLS® #: **A2241244**

Area: **Stonecreek**

Listing Date: **07/19/25**

List Price: **\$510,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2017

Lot Information

Lot Sz Ar:

3,525 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,586

Low Sqft:

Ttl Sqft:

1,586

DOM

0

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Lane,Front Yard,Interior Lot,Landscaped,Lawn,Standard Shaped Lot
Alley Access,Garage Door Opener,Garage Faces Rear,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Separate Entrance,Storage,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 251 Prospect Drive: Located in the sought-after Stonecreek Landing, this modern and functional home checks all the boxes. With a bright open-concept**

layout, high-end finishes throughout, a separate-entry basement for added flexibility, a garage for secure storage, and a spacious parking pad—this property delivers both comfort and convenience. All of this, just steps from shopping, restaurants, parks, and the beautiful trails that wind through one of Fort McMurray's most vibrant communities. From the moment you arrive, the modern exterior sets the tone. Inside, a light and airy main floor welcomes you with wide plank engineered hardwood floors that flow from the living room through to the dining area. The kitchen is thoughtfully designed with floor-to-ceiling cabinetry, granite countertops, tile flooring, and a large central island that's perfect for both entertaining and everyday life. Upstairs, you'll find three spacious bedrooms, including a primary retreat with a large walk-in closet and a five-piece ensuite, complete with dual sinks and quality finishes. The upper level also offers a convenient laundry area, making day-to-day living feel effortless. The lower level features a separate side entrance and is set up to suit a variety of needs—whether it's extended family, guests or room mates. It includes a wet bar with upper and lower cabinetry, a comfortable living area, a fourth bedroom, its own full bathroom, and second laundry hookup. Outside, enjoy the sunny back deck, a concrete walkway, and a double parking pad that comfortably accommodates two vehicles, plus an insulated and finished garage offering additional secure storage or workspace. With its versatile layout, upscale features, and unbeatable location, this home is truly turn-key. Don't miss your chance to make it yours—schedule a private tour today.

Inclusions:

Property Listed By:

N/A

The Agency North Central Alberta

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











