

# \$519,000 - 339 Prospect Drive, Fort McMurray

MLS® #A2154992

**\$519,000**

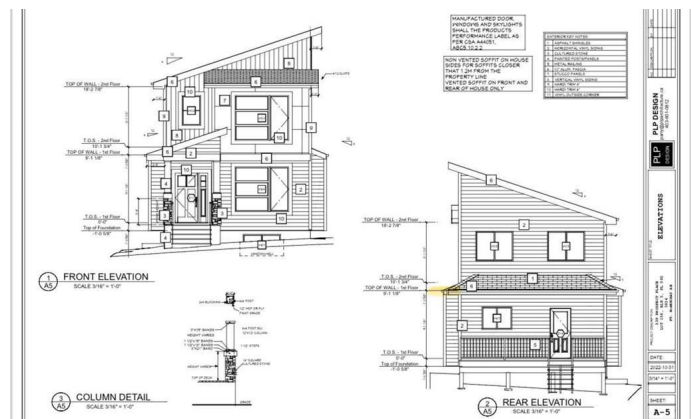
3 Bedroom, 3.00 Bathroom, 1,776 sqft  
Residential on 0.07 Acres

Stonecreek, Fort McMurray, Alberta

Experience Elegance and Serenity in Stonecreek, Fort McMurray! This Stunning 2-Storey Custom Pre-construction home, Crafted by The Prestigious Mann Builders, offers the perfect blend of Luxury and Tranquility. This is your unique opportunity to design a living space that truly reflects your style and preferences. Secure your spot early to enjoy the freedom of choosing your own tiles, flooring, siding, paint colors, and fixtures, making this home uniquely yours.

The main floor features an Expansive open-concept layout, ideal for Entertaining and family gatherings. The kitchen is a chef's dream, complete with quartz countertops and an appliance credit, allowing you to select your preferred appliances. The main floor also includes a Versatile Den that can be used as a bedroom or office, adding even more flexibility to your living space. Upstairs, the Luxurious Primary bedroom offers a spa-like retreat with an ensuite that includes the option for a relaxing soaker tub—perfect for unwinding at the end of the day.

For those seeking additional flexibility, the basement can be developed into a Legal Suite, providing extra living space or potential rental income. Don't miss this rare opportunity to build your dream home with Mann Builders in one of Fort McMurray's most sought-after neighborhoods. Contact us today to learn more and secure your place in



this exclusive development!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2154992    |
| Price          | \$519,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,776       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 339 Prospect Drive |
| Subdivision | Stonecreek         |
| City        | Fort McMurray      |
| County      | Wood Buffalo       |
| Province    | Alberta            |
| Postal Code | T9K 0T8            |

**Amenities**

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 3                            |
| Parking        | Gravel Driveway, Parking Pad |

**Interior**

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                              |
| Cooling           | Rough-In                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                  |

|                 |                                         |
|-----------------|-----------------------------------------|
| # of Fireplaces | 1                                       |
| Fireplaces      | Gas, Tile, Family Room                  |
| Has Basement    | Yes                                     |
| Basement        | Exterior Entry, See Remarks, Unfinished |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Barbecue, Private Yard             |
| Lot Description   | Back Lane                          |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete, See Remarks       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2024 |
| Days on Market | 258              |
| Zoning         | R1S              |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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