

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

MLS® #A2154992

**\$519,000**

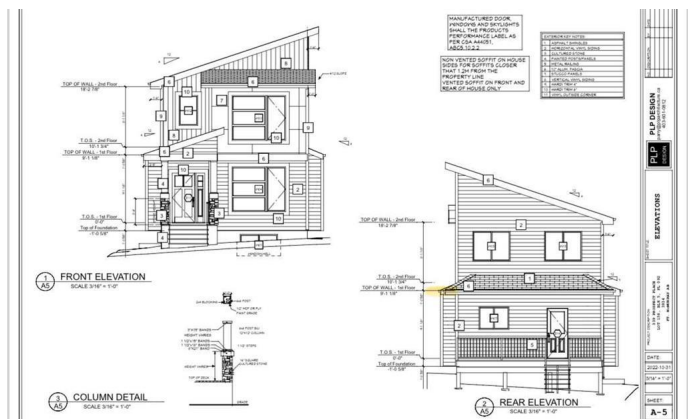
3 Bedroom, 3.00 Bathroom, 1,776 sqft  
Residential on 0.07 Acres

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	253
Zoning	R1S

### **Listing Details**

Listing Office	RE/MAX Connect
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