



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**339 Prospect Drive  
Fort McMurray, Alberta**

**MLS # A2257352**



**\$579,000**

<b>Division:</b>	Stonecreek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,776 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	\$5000 Appliances Credit		

FIRST-TIME HOME BUYERS CAN ALSO BENEFIT FROM THE FEDERAL GOVERNMENT'S 5% GST REBATE ON BRAND NEW HOMES! 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 and 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. A versatile den on the main floor can serve as an office or bedroom, adding even more flexibility to your living space. Upstairs, the luxurious primary suite 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!