



GRASSROOTS
REALTY GROUP

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**284 Fireweed Crescent
Fort McMurray, Alberta**

MLS # A2258159



\$769,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,140 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, None, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	\$5000 Appliances Credit		

Introducing a Quality Executive Brand-New Home This pre-construction property backs onto a serene green space and includes a versatile bonus room, making it a strong choice for families seeking space and flexibility. (Option to develop a legal basement suite, or the basement can be finished according to the buyer's requirements.) Upon entry, you'll notice the open-concept main floor. The well-equipped kitchen offers ample storage and quartz countertops. The spacious living room with a cozy gas fireplace provides a welcoming atmosphere, while hardwood floors throughout the main level add style and durability. Natural light enhances the warmth of this space. The master bedroom is a retreat with an ensuite bathroom featuring a double vanity, a large walk-in shower, and generous storage. A walk-in closet completes the room. Two additional bedrooms on the main floor provide comfort for family or guests. The large bonus room adds extra living space for relaxation or entertainment. A separate entrance to the unfinished basement allows flexibility—whether for a legal suite, extended family, or guest use. A \$5,000 appliance package is included. This home reflects the quality and craftsmanship Mann Builder is known for. Disclaimer: This is a pre-construction home. The picture shown is of a similar property and for illustration purposes only.