

# \$479,900 - 255 Prospect Drive, Fort McMurray

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MLS® #A2218929

**\$479,900**

3 Bedroom, 3.00 Bathroom, 1,574 sqft

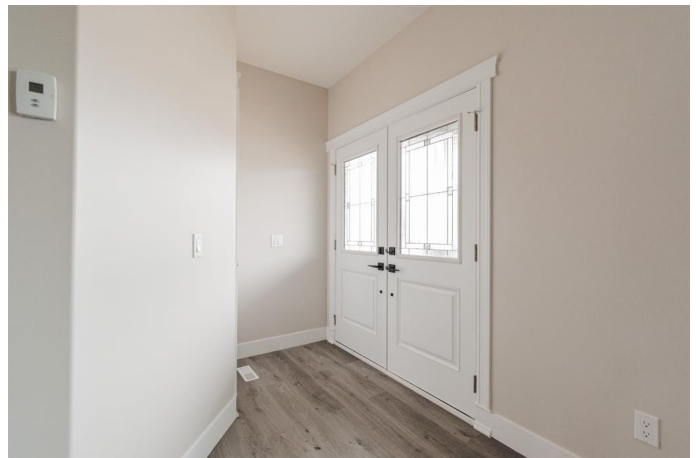
Residential on 0.08 Acres

Stonecreek, Fort McMurray, Alberta

Welcome to 255 Prospect Drive: This brand-new home in Stonecreek Landing is ready for immediate possession and offers stunning modern living in one of Fort McMurray's most sought-after newer neighbourhoods. With high-end finishes, thoughtful upgrades, and a light and airy aesthetic throughout, this home delivers exceptional value and timeless style. Just steps from parks, trails, restaurants, shopping, and transit, it's ideally located for both comfort and convenience.

Curb appeal begins at the covered front porch and double-door main entrance, offering a warm welcome on a beautiful street lined with new homes. Inside, you're greeted by a spacious foyer that opens into a bright and expansive main floor. Tall ceilings, large windows, and carefully placed lighting enhance the fresh, open atmosphere, while luxury vinyl plank flooring runs seamlessly throughout. A stylish two-piece bathroom is tucked just off the main living area for added convenience.

The open-concept layout flows perfectly into the dining space and the show-stopping kitchen. Here, high-gloss flat-panel cabinetry extends to the ceiling, beautifully paired with granite countertops, a sleek tile backsplash, and a full suite of brand-new stainless steel appliances. This is a kitchen designed for both everyday living and entertaining.



Upstairs, the private second level offers three spacious bedrooms, including a generous primary suite with a walk-in closet, custom closet organization, and a luxurious 5-piece ensuite featuring a jetted tub. A second full bathroom is located at the opposite end of the hallway beside the two additional bedrooms, with the laundry area centrally located for added functionality and ease.

Additional features include on-demand hot water, air conditioning rough-in, and a large covered back deck (10 ft x 20 ft)â€”perfect for enjoying the outdoors in comfort and shade.

The lower level features a separate side entrance and is ready for your future development, offering incredible potential for additional living space or an income suite. The backyard is a blank canvas with back alley access, making it ideal for future garage development or for creating your dream outdoor living space.

With a full 10-year new home warranty, premium craftsmanship, and immediate availability, this beautifully constructed home in Stonecreek Landing is ready to welcome its first owners. Donâ€™t miss your opportunityâ€”schedule your private tour today.

Built in 2025

**Essential Information**

MLS® #	A2218929
Price	\$479,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,574
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	255 Prospect Drive
Subdivision	Stonecreek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0W7

### Amenities

Parking Spaces	4
Parking	Stall

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Interior Lot, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
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Days on Market	61
Zoning	R1S

## **Listing Details**

Listing Office	The Agency North Central Alberta
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