

# \$515,000 - 403 Prospect Drive, Fort McMurray

MLS® #A2232185

## \$515,000

3 Bedroom, 3.00 Bathroom, 1,314 sqft

Residential on 0.09 Acres

Stonecreek, Fort McMurray, Alberta

OPPORTUNITY KNOCKS ANSWER THE DOOR! This home built by Rochelle Homes is a perfect masterpiece for the savvy buyer! Elegance at every turn, enjoy the OPEN concept floor plan of entertaining family and friends. The kitchen features lots of rich mocha cabinetry, lots of counter space, beautiful appliances, and a peninsula island that is a great place to congregate while the chef of the home is cooking your favorite meal!

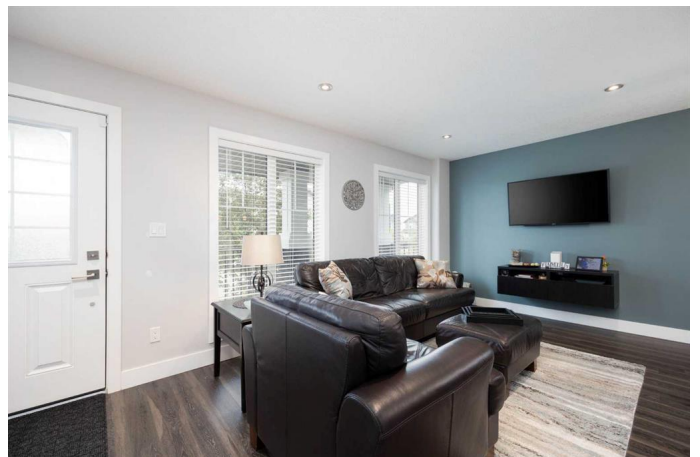
Outdoors you will find a big deck to hang out for those summer BBQ's, a yard for the kids and a Heated Detached (22' X 22' 5" ) Garage!

Enjoy the waking trails, near the home, nestled within all amenities to shopping, bus route, schools, and more this is one home you do not want to miss out on! ACT NOW! Call to make this your home today! Bonus: Central Air, Heated Garage, Fantastic Location

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2232185  |
| Price          | \$515,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,314     |
| Acres          | 0.09      |



|            |             |
|------------|-------------|
| Year Built | 2016        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 403 Prospect Drive |
| Subdivision | Stonecreek         |
| City        | Fort McMurray      |
| County      | Wood Buffalo       |
| Province    | Alberta            |
| Postal Code | T9K0T8             |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 3                                         |
| Parking        | Double Garage Detached, Garage Faces Rear |
| # of Garages   | 2                                         |

### Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | See Remarks                |
| Appliances        | See Remarks                |
| Heating           | Floor Furnace, Natural Gas |
| Cooling           | Central Air                |
| Has Basement      | Yes                        |
| Basement          | Full, Unfinished           |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Barbecue               |
| Lot Description   | Back Lane, See Remarks |
| Roof              | Asphalt Shingle        |
| Construction      | See Remarks            |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 61              |
| Zoning         | R1S             |

### Listing Details

Listing Office

RE/MAX Connect

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