

\$769,900 - 284 Fireweed Crescent, Fort McMurray

MLS® #A2258159

\$769,900

3 Bedroom, 3.00 Bathroom, 2,140 sqft
Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

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.

Built in 2025

Essential Information

MLS® #	A2258159
Price	\$769,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,140
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	284 Fireweed Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0J5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows,
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	Walk-In Closet(s)
Appliances	See Remarks, Other
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, None, Unfinished

Exterior

Exterior Features	Barbecue
Lot Description	Back Yard, Backs on to Park/Green Space, Greenbelt, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	7
Zoning	R1

Listing Details

Listing Office	RE/MAX Connect
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