

\$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,
-------------------	--

	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	49
Zoning	R1

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.