

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

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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 | 18                   |
| Zoning         | R1                   |

## Listing Details

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

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