

\$999,888 - 15 Saprae Crescent, Saprae Creek

MLS® #A2240167

\$999,888

5 Bedroom, 7.00 Bathroom, 2,065 sqft
Residential on 2.69 Acres

Saprae Creek Estates, Saprae Creek, Alberta

Welcome to 15 Saprae Crescent. A rare offering of craftsmanship, privacy and acreage living in one of Fort McMurray's most coveted communities.

Set amidst 2.7 serene acres, this custom-built estate is a masterclass in enduring design and thoughtful functionality. From its energy-efficient ICF foundation and steel beam decking to the timeless elegance of a full brick exterior, metal roofing, and professionally landscaped grounds, this exceptional property offers a lifestyle defined by quality, space, and serenity.

Inside, the main level is an immersive experience in light and warmth. Floor-to-ceiling windows harness southwest exposure, flooding the open-concept living spaces with soft, natural light and offering uninterrupted panoramic views of the surrounding landscape. Hardwood floors flow throughout, connecting a gracious living room to a welcoming dining area and a beautifully appointed kitchen featuring a walk-in pantry, ample cabinetry, tile backsplash, and a breakfast bar—ideal for both family life and entertaining.

This floor includes three generous sized bedrooms, including a tranquil primary suite complete with a private 3-piece ensuite and direct access to the expansive 1,500 sq ft deck. Here, unwind in your private hot tub or



cozy up in the screened seasonal room with its wood-burning fireplace—an all-season retreat like no other. A main bath, a spacious laundry area, and a convenient 2-piece powder room complete the main level.

The fully developed walk-out basement extends the home's livability and versatility. With a large recreation space, a second eat-in kitchen, two oversized bedrooms with walk-in closets, a 4-piece bath, and a second 2-piece powder room near the separate entrance, this level offers tremendous potential for multigenerational living, guests, or other future plans for the area.

Beyond the home, a 32 X 48 heated and upgraded shop offers true utility with 14-foot overhead doors, a full kitchen, two bathrooms, and a 643 sq ft flexible upper-level loft—perfect for hobbyists, business owners, or added live-work functionality.

The grounds are as functional as they are beautiful. Enjoy fruit-bearing trees, raspberry and currant bushes, a fenced garden, and an 8x10 greenhouse—all designed for sustainable living and the joys of rural life with modern comforts. Recent updates include fresh paint, new flooring, a fully serviced NTI boiler, updated tile work, light fixtures, and designer switches throughout.

This is more than just a home—it is a rare and refined sanctuary that blends luxury, privacy, and the comforts of acreage living in a premier community.

Discover the possibilities. Book your private tour today.

Built in 2003

Essential Information

MLS® #	A2240167
Price	\$999,888
Bedrooms	5
Bathrooms	7.00
Full Baths	4
Half Baths	3
Square Footage	2,065
Acres	2.69
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	15 Saprae Crescent
Subdivision	Saprae Creek Estates
City	Saprae Creek
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5B4

Amenities

Parking Spaces	20
Parking	Gravel Driveway, Oversized, RV Access/Parking, See Remarks, Quad or More Detached, Workshop in Garage

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings, Other
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Outside, See Remarks
Has Basement	Yes

Basement	Exterior Entry, Finished, Full, Walk-Out
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Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Fruit Trees/Shrub(s), Views, Standard Shaped Lot, Wooded
Roof	Metal
Construction	ICFs (Insulated Concrete Forms)
Foundation	Other

Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	SE

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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