



THE
A-TEAM

**RE/MAX
FIRST**

187 PROSPECT Drive, Fort McMurray T9K 0W7

MLS®#: **A2139989**

Area: **Stonecreek**

Listing Date: **06/12/24**

List Price: **\$519,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$5k, 17-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Fort McMurray**
City/Town: **2016**
Year Built: **3,647 sqft**
Lot Information
Lot Sz Ar: **3,647 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,478**
Low Sqft:
Ttl Sqft: **1,478**

DOM

96
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone, Vinyl Siding**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **Central Vacuum, Granite Counters, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`3" x 3`0"
Kitchen	Main	14`2" x 14`0"
Mud Room	Main	6`3" x 12`3"
4pc Ensuite bath	Second	7`11" x 10`1"
Bedroom	Second	11`7" x 10`8"
4pc Bathroom	Basement	5`1" x 8`7"

Room	Level	Dimensions
Dining Room	Main	14`2" x 8`8"
Living Room	Main	13`3" x 12`5"
4pc Bathroom	Second	8`1" x 8`1"
Bedroom	Second	10`4" x 9`4"
Bedroom - Primary	Main	11`8" x 13`2"
Bedroom	Basement	10`0" x 9`8"

Bedroom
Furnace/Utility Room

Basement
Basement

10`1" x 8`6"
8`7" x 6`0"

Game Room

Basement

18`11" x 14`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1023470

Zoning:
R1S

Remarks

Pub Rmks:

MOTIVATED SELLERS! Welcome to 187 Prospect Drive: This farmhouse-inspired two-story home offers a unique floor plan that feels warm and welcoming. Featuring an incredible open living space on the main floor, five bedrooms, a separate entry basement, and an oversized detached garage, this home provides comfort and convenience while being steps away from shopping, public transportation, trails, and parks. As you enter, you'll be greeted by a unique layout with the kitchen at the forefront. White cupboards contrast beautifully with black granite countertops, and a long island provides ample space for cooking, baking, and entertaining. New pendant lights over the island complement the new chandelier in the dining room (2024), enhancing the farmhouse aesthetic. High ceilings and oversized windows create an airy atmosphere filled with natural light. Luxury Vinyl floors span the main floor from the kitchen to the living room, where a natural gas fireplace with a white mantel and stone veneer front adds a cozy touch. The main floor is complete with laundry facilities and a two-piece bathroom. The second level offers a private setting with three bedrooms and two bathrooms. The primary bedroom serves as a retreat with a walk-in closet and a large ensuite bathroom featuring a soaker tub and walk-in shower. The additional four-piece bathroom is bathed in natural light, and the second and third bedrooms both feature oversized closets for optimal storage space. The lower level of the home can be accessed from the side entry or from inside, featuring a large family room with a wet bar equipped with plenty of upper and lower cabinets and small appliances that come with the home. The fourth and fifth bedrooms have high ceilings and ample space, and another bathroom completes the lower level. The backyard is fully fenced. The heated garage is ready for your vehicle or can be transformed into the perfect man cave. The home is equipped with central A/C, reflecting pride of ownership throughout. Schedule a tour of this turnkey home today!

Inclusions:
Property Listed By:

**Basement - Mini fridge and air fryer, Garage -Heater, Bench and Shelves, Deep Freezer Negotiable.
The Agency North Central Alberta**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











