



THE
A-TEAM

**RE/MAX
FIRST**

307 PROSPECT Drive, Fort McMurray T9K 0T8

MLS®#: **A2159292** Area: **Stonecreek** Listing Date: **08/20/24** List Price: **\$414,900**
 Status: **Pending** County: **Wood Buffalo** Change: **-\$15k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Fort McMurray**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **3,589 sqft**
 Lot Shape:
 Access:
 Lot Feat: **See Remarks**
 Park Feat: **None, Parking Pad**

Finished Floor Area

Abv Sqft: **1,549**
 Low Sqft:
 Ttl Sqft: **1,549**

DOM

29
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **3**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **See Remarks**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5'0" x 5'2"	Dining Room	Main	11'9" x 11'0"
Kitchen	Main	15'6" x 12'5"	Living Room	Main	14'6" x 17'0"
Bedroom	Second	11'0" x 11'6"	Bedroom	Second	9'9" x 13'2"
Laundry	Second	7'0" x 5'8"	Bedroom - Primary	Second	13'0" x 13'3"
4pc Ensuite bath	Basement	9'0" x 9'6"	Bedroom	Basement	11'0" x 11'4"
Furnace/Utility Room	Basement	6'6" x 8'0"	3pc Ensuite bath	Second	7'2" x 11'3"
4pc Bathroom	Second	9'2" x 5'0"	Game Room	Basement	17'0" x 22'9"

Title:
Fee Simple
Legal Desc:

Zoning:
R2

0923934

Remarks

Pub Rmks: **UPGRADES GALORE! Introducing 307 Prospect Drive. This isn't your typical duplex, this home truly stands out from the rest and has any upgrades. Let's start with the amazing kitchen featuring cabinets to the ceiling, quartz countertops, a large pantry and large eat up bar with endless storage on both sides. Wide plank gorgeous engineered hardwood runs throughout the main floor and just off the dining room you have access to your low maintenance backyard with artificial turf that requires no mowing and a double parking pad behind the fenced yard. On the second level you will find the laundry room conveniently located between the bedrooms along with a 4 pc main bathroom, two great sized kid's bedrooms and a large primary bedroom with a modern barn door leading you to your ensuite with a tiled shower. The basement is equipped with a separate entrance, in-floor heating and has an additional bedroom room with its own 4 pc ensuite. Also in the basement is a large rec room with wet bar. This home is located next to a green space and just steps to the park and outdoor rink! Sold as is where is Pm lockbox code is 1970 Call or text Jadene 780-880-7173 Offers will not be reviewed by the Seller until day 7 of the listing period. Please use the blank OTP and schedules A and U under supplemental docs. Once an offer is accepted 3 business days notice will be required to turn on the water for the inspection.**

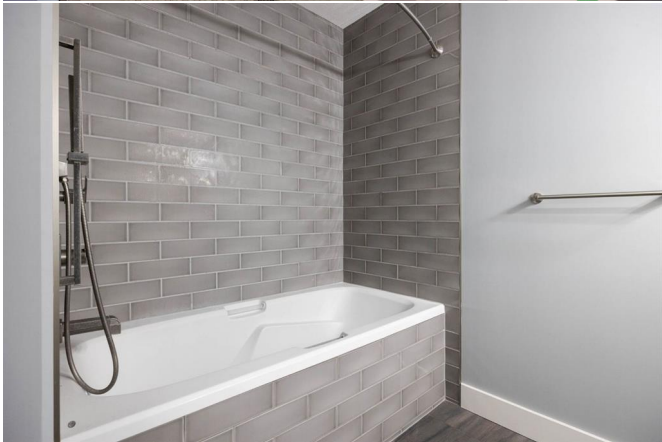
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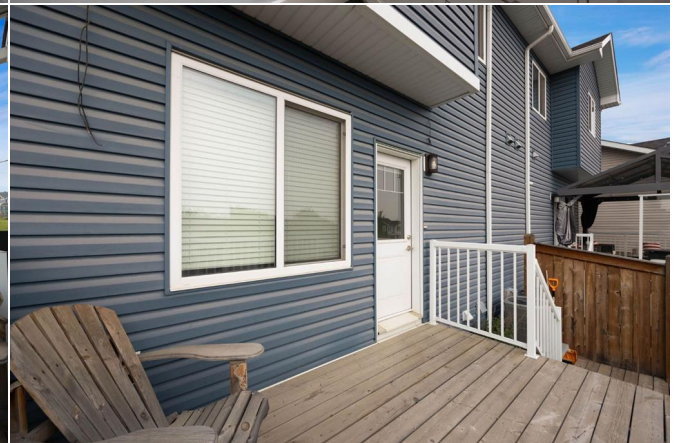
Property Listed By: **RE/MAX FORT MCMURRAY**

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











30'7"



29'4"