

## 210 PROSPECT Drive, Fort McMurray T9K0W7

MLS®#:	A2161742	Area:	Stonecreek	Listing Date:	08/30/24	List Price: \$635,000
Status:	Pending	County:	Wood Buffalo	Change:	-\$15k, 30-Dec	Association: Fort McMurray



			DOM	
Residential			143	
Detached			<u>Layout</u>	
Fort McMurray	Finished Floor Are	<u>:a</u>	Beds:	4(31)
2017	Abv Sqft:	2,212	Baths:	3.5 (3 1)
	Low Sqft:		Style:	2 Storey
5,262 sqft	Ttl Sqft:	2,212		
			<b>Parking</b>	
			Ttl Park:	5
			Garage Sz:	3

Roof:	Asphalt Shingle	Construction:
Heating:	Forced Air	Vinyl Siding,Wood Frame
Sewer:		Flooring:
Ext Feat:	Private Yard	Carpet,Concrete,Laminate,Vinyl
		Water Source:
		Fnd/Bsmt:
		Poured Concrete

Kitchen Appl: Int Feat: None

Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

<u>Room</u>	Level	Dimensions	<u>Room</u>	Level	Dimensions	
2pc Bathroom	Main	0`0" x 0`0"	Dinette	Main	11`3" x 8`4"	
Living Room	Main	15`9" x 14`8"	Foyer	Main	7`2" x 7`9"	
Kitchen	Main	11`3" x 14`8"	Laundry	Main	8`9" x 5`6"	
4pc Bathroom	Second	0`0" x 0`0"	5pc Ensuite bath	Second	0`0" x 0`0"	
Bedroom	Second	11`1" x 11`10"	Bedroom	Second	11`1" x 11`9"	
Den	Second	5`9" x 8`9"	Bonus Room	Second	21`1" x 14`0"	
Bedroom - Primary	Second	14`11" x 16`0"	Walk-In Closet	Second	8`1" x 6`5"	
4pc Bathroom	Basement	0`0" x 0`0"	Bedroom	Basement	10`4" x 8`7"	
Kitchen	Basement	10`3" x 10`3"	Living Room	Basement	14`10" x 16`4"	

**Room Information** 

Laundry	Basement	6`11" x 6`8"	Furnace/Utility Room Legal/Tax/Financial	Basement	11`0" x 10`5"
Title: Fee Simple	1022470	Zoning: <b>R1S</b>			
Legal Desc:	1023470		Remarks		
Pub Rmks: Separate entrance to a 1 bedroom self contained illegal suite and has completely separate, meaning none from inside. Triple car garage with tandem parking double garage doors. The home has a very grand feel when you walk in. The main floor has so many of the options you love, open concept, huge island, big w at the back of the house with white cabinets. The main floor laundry/mudroom is a bonus too. Upstairs has some unique features: den and bonus room. The bedrooms are a fantastic size. The primary bedroom backs the green space with large windows. The 5 pc ensuite has dual sinks, separate throne room (toilet tub with large stand alone shower. The topper is the huge walk in closet with room for shoes and some built in drawers. Notes about the suite, it has it's own furnace and laundry too. Be sure to check out the detailed floor plans in the photos and 360 tour to see every inch of this home. Great location in Stone Creek close to shopping and restaurants. Property is being sold as is where is. n/a as is where is on possession Property Listed By: RE/MAX FORT MCMURRAY					l love, open concept, huge island, big windows le features: den and bonus room. The lual sinks, separate throne room (toilet), large s. Notes about the suite, it has it's own

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

210 Prospect Dr, Fort Mcmurray, AB





























