



THE
A-TEAM

**RE/MAX
FIRST**

210 PROSPECT Drive, Fort McMurray T9K0W7

MLS®#: **A2161742** Area: **Stonecreek** Listing **08/30/24** List Price: **\$700,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2017** Abv Sqft: **2,212**
Lot Information Low Sqft:
 Lot Sz Ar: **5,262 sqft** Ttl Sqft: **2,212**
 Lot Shape:

DOM

19
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Cleared,Lawn,Gentle Sloping,Greenbelt,No Neighbours Behind,Landscaped,Rectangular Lot**
 Park Feat: **Concrete Driveway,Garage Faces Front,Tandem,Triple Garage Attached**

Utilities and Features

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

Construction:
Vinyl Siding,Wood Frame
 Flooring:
Carpet,Concrete,Laminate,Vinyl
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **None**
 Int Feat: **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:

Room Information

Room	Level	Dimensions	Room	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"

Laundry	Basement	6`11" x 6`8"	Furnace/Utility Room	Basement	11`0" x 10`5"
			Legal/Tax/Financial		

Title:		Zoning:			
Fee Simple		R1S			
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 on the 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 windows 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), large 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, so close to shopping and restaurants. Property is being sold as is where is.				
Inclusions:	n/a as is where is on possession				
Property Listed By:	RE/MAX FORT MCMURRAY				

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