

## 210 PROSPECT Drive, Fort McMurray T9K0W7

MLS®#: A2161742 Area: Stonecreek Listing 08/30/24 List Price: **\$649,900** 

Status: **Active Wood Buffalo** County: Change: -\$30k. 19-Nov Association: Fort McMurray

Date:

**General Information** 

Prop Type: Sub Type: Detached

City/Town: Year Built: 2017

Lot Information Lot Sz Ar: Lot Shape:

Residential

Fort McMurray Finished Floor Area

> Abv Saft: Low Sqft:

5,262 sqft Ttl Saft: 2.212

**Parking** 

DOM

113

Layout

Beds:

Baths:

Style:

Ttl Park: 5 3 Garage Sz:

4 (3 1 )

3.5 (3 1)

2 Storey

Access:

Lot Feat:

Backs on to Park/Green Space, Cleared, Lawn, Gentle Sloping, Greenbelt, No Neighbours

2,212

Behind, Landscaped, Rectangular Lot

Park Feat: Concrete Driveway, Garage Faces Front, Tandem, Triple Garage Attached

**Utilities and Features** 

Roof: **Asphalt Shingle** 

Forced Air Heating:

Sewer:

Ext Feat: **Private Yard**  Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Concrete, Laminate, Vinyl

Water Source: Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl:

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

Level Level **Dimensions** Room <u>Dimensions</u> Room 2pc Bathroom Main 0'0" x 0'0" **Dinette** Main 11`3" x 8`4" **Living Room** Main 15`9" x 14`8" 7`2" x 7`9" Fover Main Kitchen Main 11`3" x 14`8" Laundry Main 8'9" x 5'6" Second 4pc Bathroom 0'0" x 0'0" 5pc Ensuite bath 0'0" x 0'0" Second **Bedroom** Second 11`1" x 11`10" **Bedroom** 11`1" x 11`9" Second 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 Zoning

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















