



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**423 PROSPECT Drive, Fort McMurray T9K 0T7**

MLS®#: **A2172515**      Area: **Stonecreek**      Listing Date: **10/11/24**      List Price: **\$499,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **3,855 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,243**  
 Low Sqft:  
 Ttl Sqft: **1,243**

DOM

**12**  
Layout  
 Beds: **6 (3 3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**  
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line,Fire Pit**

Construction: **Mixed,Stone,Vinyl Siding,Wood Frame**  
 Flooring:  
**Vinyl**  
 Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Central Vacuum,Closet Organizers,Crown Molding,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 11`1"	Kitchen	Main	15`1" x 12`11"
Dining Room	Main	12`11" x 10`4"	2pc Bathroom	Main	5`9" x 4`8"
Bedroom - Primary	Second	13`0" x 16`4"	Bedroom	Second	9`5" x 9`0"
Bedroom	Second	9`5" x 9`1"	4pc Bathroom	Second	9`6" x 5`0"
3pc Ensuite bath	Second	5`11" x 5`10"	Bedroom	Basement	10`11" x 14`3"
Bedroom	Basement	8`8" x 12`6"	Bedroom	Basement	6`9" x 10`8"

3pc Bathroom

Basement

5'1" x 5'7"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

9'2" x 13'8"

Title:  
**Fee Simple**  
Legal Desc:

**0923934**

Zoning:  
**R1S**

Remarks

Pub Rmks: **Presenting 423 Prospect Drive! You simply cannot beat the value in this this 2017 new build. It has SIX bedrooms, THREE full and one half bathrooms, and TWO laundry areas, making this the perfect choice for the growing family, or an inviting property for the savvy investor! The main floor is bright and open, and is an entertainer's dream, with seamless flow from the entrance to the front living room, into the dining, and through to the open kitchen. The kitchen is adorned with crisp white cabinetry, granite counter tops, a corner pantry, and an upgraded Kitchen Aid stainless appliance package. Directly off this main floor living area is a two piece powder room and a main floor laundry hook up, leading to the back entrance of the home. Here you will find an oversized (14x20)deck with a gas hookup for the BBQ. The back yard is perfect for having friends over and comes equipped with with a fire pit, and back alley access, either through the gate, or the double detached , heated, and (240V) wired garage. The paved back alley access to this garage is super convenient. Upstairs, you'll find the primary bedroom, with 3 piece ensuite and a walk in closet. Two more great sized bedrooms and another full four piece bath complete the top level. Heading down to the fully finished basement, you're greeted with three more bedrooms, and the second laundry/utility room. There's truly enough room for everyone in this functional and tastefully decorated house. This home has been recently painted, the floors on each level are all luxury vinyl plank, and the closets all come with organizers. Minutes away from everything you need, including great schools and shopping, entertainment, walking trails, and great neighbours! If it's convenience you're looking for, the bus stop to site and the city bus are just footsteps outside your front entrance.**

Inclusions:  
Property Listed By: **N/A  
People 1st Realty**

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









