



THE
A-TEAM

**RE/MAX
FIRST**

5627 DRAPER Road, Fort McMurray T9H0K7

MLS®#: **A2180430**

Area: **Waterways**

Listing **11/21/24**

List Price: **\$450,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$50k, 20-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2009**
Lot Information
Lot Sz Ar: **139,827 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,426**
Low Sqft:
Ttl Sqft: **2,426**

DOM

130
Layout
Beds: **7 (4 3)**
Baths: **5.0 (5 0)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Greenbelt,Many Trees,No Neighbours Behind,See Remarks,Treed Double Garage Attached,Driveway,Gravel Driveway

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Propane**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Other,Poured Concrete,See Remarks**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	10`8" x 10`4"
4pc Ensuite bath	Main	13`11" x 9`0"
Bedroom	Main	13`10" x 11`8"
Bedroom	Main	13`11" x 13`0"
Kitchen	Main	15`11" x 15`1"
3pc Bathroom	Basement	10`2" x 7`4"
Bedroom	Basement	13`9" x 11`1"

Room	Level	Dimensions
4pc Bathroom	Main	9`3" x 5`0"
Bedroom	Main	13`11" x 11`6"
Bedroom	Main	12`4" x 13`0"
Kitchen	Main	13`11" x 12`6"
Living Room	Main	13`10" x 21`11"
4pc Bathroom	Basement	10`2" x 7`11"
Bedroom	Basement	11`8" x 9`0"

Bedroom	Basement	13`3" x 14`8"	Game Room	Basement	27`11" x 21`0"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	CR
Legal Desc:	0626005

Remarks

Pub Rmks: **3.2 ACRES! ATTACHED HEATED GARAGE! Welcome to 5627 Draper Road. Foundation type: Polycore Foundation that sits on concrete footings. Welcome to your country side retreat with endless possibilities. This spacious home boasts 7 bedrooms and 5 bathrooms which is perfect for the large family, or the owner that would like to take on rental income. The top floor comes with 3 bedrooms and 2 bathrooms on one side of home which includes the primary bedroom and its en suite bathroom, a large living room which looks onto the kitchen that has ample counter and cabinet space. The second part of the top floor which can be closed off to the rest of the home comes with a second kitchen, separate laundry, and an additional bedroom and full bathroom. The basement area offers an additional 3 bedrooms and 2 full bathrooms. One part of the basement can be closed off from the rest of the basement offers a kitchenette, separate laundry, a bathroom and a bedroom. The rest of the basement offer a rec space, storage, and more. This property comes with a large in-floor heated garage, loads of space for parking, and much more. Call now for your personal showing. THIS PROPERTY IS BEING SOLD "AS IS WHERE IS".**

Inclusions: **As is where is**
 Property Listed By: **ROYAL LEPAGE BENCHMARK**

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











