



THE
A-TEAM

**RE/MAX
FIRST**

162 PROSPECT Drive, Fort McMurray T9K 0W4

MLS® #: **A2182417**

Area: **Stonecreek**

Listing Date: **12/06/24**

List Price: **\$714,900**

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

Finished Floor Area

Abv Sqft:

2,083

Low Sqft:

Lot Sz Ar:

5,331 sqft

Ttl Sqft:

2,083

Lot Shape:

DOM

27

Layout

Beds:

6 (4 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

5

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Lawn,Greenbelt,Landscaped
Double Garage Attached,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Int Feat:

Utilities:

Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings

Granite Counters,Kitchen Island,See Remarks,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Second		5pc Ensuite bath	Second	
4pc Bathroom	Basement		2pc Bathroom	Main	
Family Room	Basement	13`3" x 18`8"	Bedroom	Basement	12`3" x 9`1"
Bedroom	Basement	10`8" x 9`0"	Dining Room	Main	11`7" x 8`5"
Living Room	Main	15`5" x 14`11"	Kitchen	Main	11`7" x 14`9"

Laundry	Main	11`3" x 5`5"	Bedroom - Primary	Second	14`10" x 16`0"
Bedroom	Second	11`0" x 9`10"	Bedroom	Second	11`0" x 9`10"
Bedroom	Second	20`9" x 13`11"			
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R1S
Legal Desc:	1023470
Remarks	

Pub Rmks:	<p>Welcome to 162 Prospect Drive—a home that combines luxury, practicality, and an unbeatable location backing onto a beautiful GREENBELT. This upgraded property is designed to impress with its oversized triple heated garage, high-end finishes, and versatile layout with 4 BEDROOMS UPSTAIRS. As you arrive, you'll notice the extra-wide triple car driveway leading to the oversized attached garage, which features a tandem stall on one side—perfect for multiple vehicles, storage, or recreational equipment. Inside, the home welcomes you with soaring ceilings and an open-concept design that exudes space and sophistication. The chef's kitchen is the heart of the home, equipped with upgrades including a gas range, built-in double wall ovens, a built-in microwave, and a massive granite island—ideal for preparing meals or hosting gatherings. Hardwood floors flow throughout the main level, complemented by a cozy gas fireplace in the living room. For added convenience, the main floor also includes a 2-piece bathroom and a walk-through mudroom with laundry that seamlessly connects the house to the garage. Upstairs, you'll find 4 spacious bedrooms, ensuring ample space for the entire family. The primary suite is a true retreat, offering serene views of the boreal forest and a spa-inspired ensuite with dual sinks, a walk-in tiled shower, a corner jet tub, and direct access to a walk-in closet. The fourth bedroom is exceptionally large, offering flexibility to be used as a BONUS ROOM or additional living space. The fully finished basement features a 2 BEDROOM LEGAL SUITE and is finished to the same high standard as the main floor with dark cabinets, GRANITE countertops, and its own separate entrance—perfect for extended family or rental income. The suite can also come fully furnished if desired. Step outside to your private, tiered west-facing yard that offers views of the greenbelt. You can relax and entertain on the large deck with gazebo for added convenience and enjoyment plus there is also a shed. This home is more than just a place to live; it's a lifestyle upgrade. Don't miss this opportunity to own a remarkable property with premium features and a picturesque location. Schedule your viewing today and make 162 Prospect Drive your new home!</p>
Inclusions:	Fridge x2, stove x2, washer x2, dryer x2, dishwasher, garage door opener & remote, central ac, garage heater, basement furniture neg
Property Listed By:	RE/MAX FORT MCMURRAY

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









