



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6024 DRAPER Road, Fort McMurray T9H0K7**

MLS® #: **A2191369**

Area: **Waterways**

Listing Date: **01/31/25**

List Price: **\$654,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1999**  
Lot Information  
Lot Sz Ar: **114,127 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,639**  
Low Sqft:  
Ttl Sqft: **1,639**

DOM

**5**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.5 (2 1)**  
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**  
Garage Sz: **3**

Access:  
Lot Feat: **Backs on to Park/Green Space,Greenbelt,Landscaped,Many Trees,Treed Driveway,Triple Garage Attached**  
Park Feat:

Utilities and Features

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

Construction: **Concrete**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Washer/Dryer,Water Softener**  
Int Feat: **Ceiling Fan(s),Kitchen Island,No Smoking Home,Sump Pump(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`4" x 3`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 17`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`1" x 14`11"</b>
<b>Living Room</b>	<b>Second</b>	<b>15`4" x 17`4"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>9`8" x 15`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`1" x 12`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>25`10" x 32`8"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`6" x 13`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`8" x 11`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`1" x 8`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>18`2" x 13`7"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`3" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`2" x 16`0"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**CR**

**0123806**

Remarks

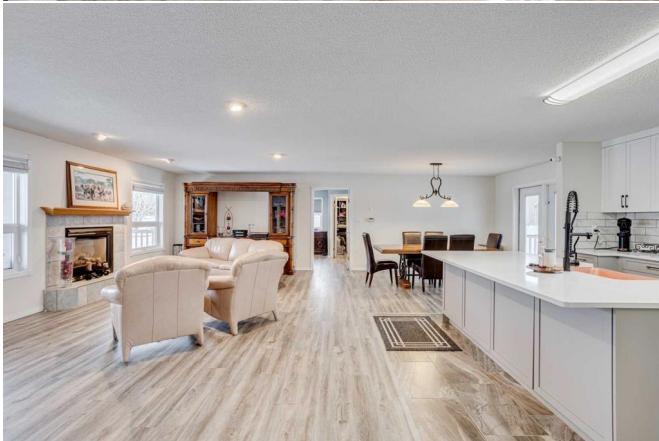
Pub Rmks: **2.62 ACRE LOT! HEATED TRIPLE CAR GARAGE! RENOVATIONS COMPLETE! Welcome to 6024 Draper Road. This updated bungalow, offers 3,184 sq/ft of total living space—1,639 sq/ft on the main floor and 1,545 sq/ft in the finished basement. With 4 bedrooms, 3 bathrooms, and an array of modern features, this property is perfect for those seeking privacy, convenience, and quality. The main floor offers a spacious entry that looks onto the open concept top level. The kitchen is a must see as it was just recently renovated by Jos Will Millwork. The kitchen boats ample quartz counter top space, along with plenty of cabinet storage, s/s appliances, a gas cooktop, and modern tile backsplash. The kitchen looks onward to the naturally lit living room which is accented nicely by one of two propane fireplaces in the home, and the large dining area that gives access to the composite back deck where you will find a view of the massive landscaped lot and tree line (see summer pictures). The primary bedroom is 18'2 X 13'7 and boasts a walk in closet, and a recently renovated massive en suite bathroom that has 2 sinks in a spacious vanity, and a luxury steam shower enclosure. On the opposite side of the main level you will find a spare bedroom, a half bathroom, a main floor laundry room with a laundry sink, and access to the triple car garage. The main level also offers an AMAZING SUN ROOM that is filled with windows, a ceiling fan, and plenty of space to entertain or relax throughout the summer months. The basement offers an additional 2 bedrooms, a 4 PCE bathroom, PLENTY OF STORAGE, and a huge recreation area that has a 3 way propane fireplace. The exterior of the home comes with your own gravel driveway from your front gate, and plenty of parking in front of the garage. Additional upgrades and features included new hardie board siding (2016), newer shingles (2016), some newer windows, new composite decking, hot tub (has not been used for 2 years but worked fine when drained last), all new vinyl plank flooring (2024), new paint throughout (2024). This home is propane heated, has a mound septic system, and water us filled weekly by the RMWB. This home is also equipped with an exterior wood boiler that can significantly cut heating costs. Additional Information can be provided on heating system. Call now for your personal showing.**

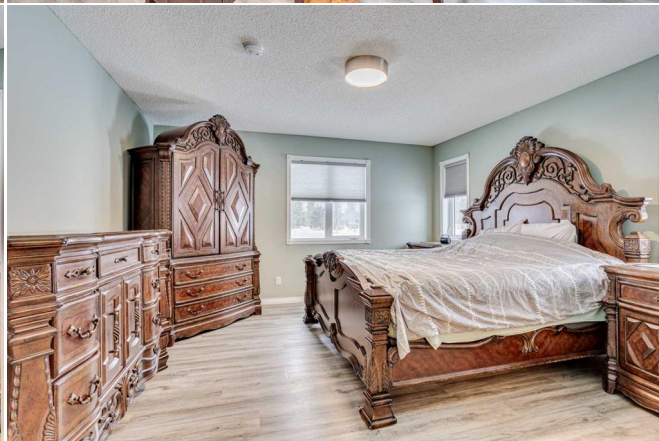
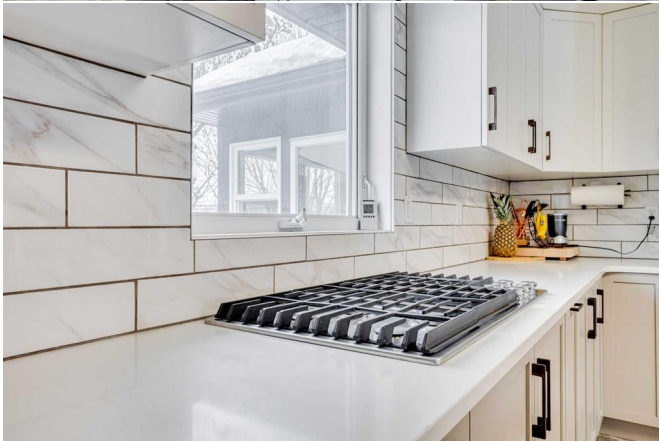
Inclusions: **Fridge, Stove, Dishwasher, microwave oven, oven, all window coverings, 2 sheds, central vac and attachments, lawn tractor and attachments, hot tub (as is), gazebo, water softener, Lorex Camera system,**

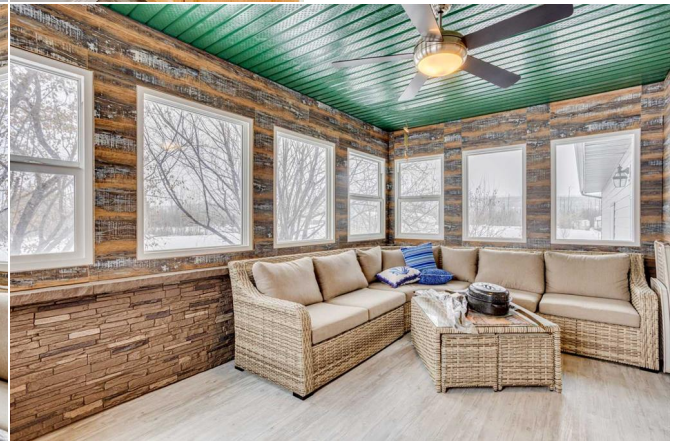
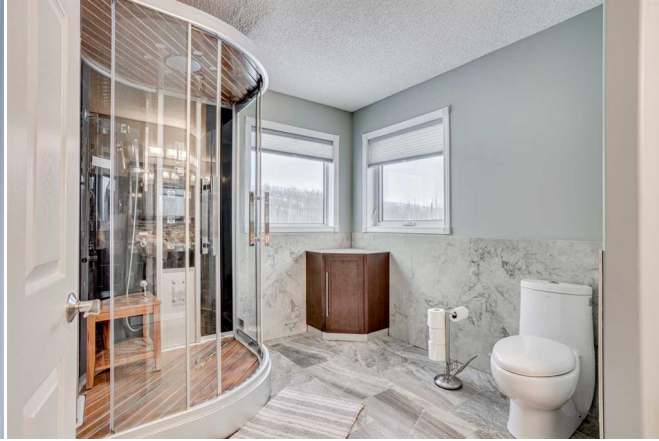
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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

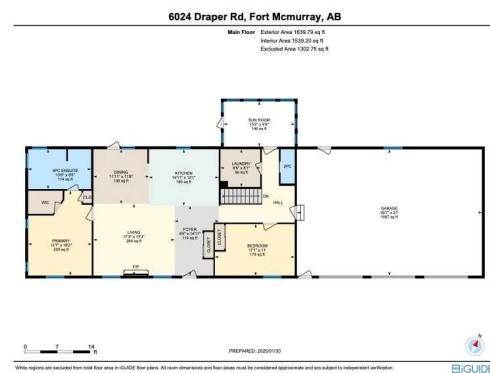






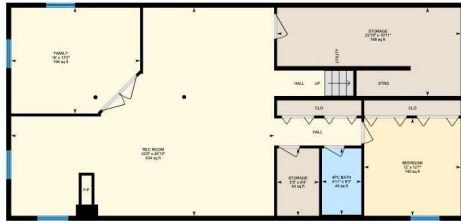






6024 Draper Rd, Fort McMurray, AB

Basement (Below Grade) Exterior Area 135.01 sq ft  
Interior Area 143.02 sq ft



PREPARED: 2025/01/20



While figures are included from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.