



THE
A-TEAM

**RE/MAX
FIRST**

6537A DRAPER Road, Fort McMurray T9H 0B6

MLS® #: **A2200390**

Area: **Waterways**

Listing Date: **03/12/25**

List Price: **\$1,499,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$100k, 29-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2018

Lot Information

Lot Sz Ar:

125,017 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

3,972

Low Sqft:

Ttl Sqft:

3,972

DOM

111

Layout

Beds:

8 (3 5)

Baths:

5.0 (5 0)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Lawn,Private,Wooded

Multiple Driveways,Quad or More Attached,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Boiler,Fireplace(s),Forced Air,Propane**

Sewer:

Ext Feat: **Other,Private Yard**

Construction:

Composite Siding,Stone

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,See Remarks,Washer,Window Coverings

Int Feat:

Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room

Level

Dimensions

Foyer

Main

16`5" x 8`5"

Dining Room

Main

15`11" x 13`0"

Bedroom - Primary

Main

18`0" x 18`0"

Walk-In Closet

Main

7`6" x 6`4"

Office

Main

15`9" x 17`4"

Bedroom

Main

11`9" x 11`0"

Room

Level

Dimensions

Living Room

Main

21`8" x 21`11"

Kitchen

Main

22`5" x 14`10"

Walk-In Closet

Main

7`10" x 8`6"

5pc Ensuite bath

Main

18`10" x 9`3"

Office

Main

12`6" x 11`0"

3pc Bathroom

Main

8`7" x 5`9"

Laundry	Main	8`4" x 10`1"	Mud Room	Main	7`7" x 11`0"
Kitchen	Main	12`11" x 20`0"	Living Room	Main	15`5" x 13`8"
Bedroom	Main	11`9" x 12`11"	3pc Bathroom	Main	4`11" x 9`5"
Game Room	Basement	21`7" x 29`10"	Storage	Basement	8`2" x 6`7"
Furnace/Utility Room	Basement	8`6" x 15`0"	Bedroom	Basement	14`3" x 20`3"
Laundry	Basement	14`6" x 9`11"	5pc Bathroom	Basement	14`6" x 5`11"
Bedroom	Basement	17`8" x 14`8"	Bedroom	Basement	16`10" x 16`10"
Storage	Basement	6`1" x 14`10"	Storage	Basement	9`4" x 14`10"
Furnace/Utility Room	Basement	7`1" x 10`9"	5pc Bathroom	Basement	14`5" x 6`2"
Bedroom	Basement	18`7" x 13`0"	Bedroom	Basement	18`7" x 12`6"
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	CR
Legal Desc:	0424688
Remarks	

Pub Rmks:	<p>Welcome to 6537A Draper Road, an extraordinary custom-built residence that seamlessly combines luxury, comfort, & timeless appeal. Boasting 7 bedrooms & 5 bathrooms, this exceptional home spans over 3,972 square feet on the main floor, with a fully developed basement offering even more expansive living space. Set on a picturesque 2.87-acre lot, this property occupies one of Draper Road's most sought-after locations, backing onto a peaceful creek, providing privacy & tranquility with only minutes from downtown convenience. Designed to be both grand and inviting, this home is a true legacy property, crafted with meticulous attention to detail. The gourmet kitchen, a true chef's paradise, features top-of-the-line appliances: a full refrigerator/freezer, dual dishwashers, a six-burner gas stove with an industrial range hood, a coffee bar, and a walk-through pantry complete with a charming barn door. Adjacent to the kitchen, the spacious dining room offers a perfect setting for large gatherings & flows seamlessly into the expansive living area, where 10-foot ceilings & a custom wood-burning stove with a stunning imported limestone mantel create an atmosphere of elegance. Beyond the living area, enjoy year-round relaxation in the fully enclosed, 3 seasons room, complete with sliding windows & a cozy fireplace. This tranquil space offers the perfect balance of indoor-outdoor living. The primary bedroom is a serene retreat, featuring sweeping views, a spa-inspired 5-piece ensuite with dual sinks, an elegant soaker tub, a luxurious steam/waterfall shower, & two walk-in closets. The main floor also includes a dedicated office and craft room with custom cabinetry & shelving, as well as a second bedroom & a beautifully appointed 3-piece bathroom. The convenient main laundry room ensures functionality, while the private guest quarters—featuring a bedroom, kitchen, full 3-piece bathroom, and a welcoming living room with its own fireplace. The fully developed basement is a perfect space for entertaining with a large recreation room featuring a corner wood-burning stove & a wet bar with a fridge. This level also includes 4 generously sized bedrooms, 2 additional 5-piece bathrooms, ample storage rooms, and a large laundry room with a sink and extra storage. Further enhancing this level are a safe room, a cold storage room, soundproofed music room and separate entrance to the garage. The expansive 31' x 45' garage has everything imaginable from additional storage, dog wash station, added ventilation, custom wall paneling & more. Outside, the home's stunning curb appeal is highlighted by an exposed aggregate front porch with a striking 8-foot front door, while the oversized composite back deck provides a perfect space for outdoor entertaining. No detail has been overlooked, with additional features including luxury lighting, Hardie board siding & high-end mechanical systems. At 6537A Draper Road, lifestyle isn't just about how it looks. It's about how it feels.</p> <p>Inclusions: Refrigerator X2, Gas Stove, OTR Microwave, Microwave, Washer X2, Dryer X2, Dishwasher X3, A/C, Bar Fridge, and All Window Coverings.</p> <p>Property Listed By: ROYAL LEPAGE BENCHMARK</p>
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











