



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**162 PROSPECT Drive, Fort McMurray T9K 0W4**

MLS® #: **A2207086**

Area: **Stonecreek**

Listing Date: **03/31/25**

List Price: **\$699,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2017**

Lot Information

Finished Floor Area

Lot Sz Ar:

**5,331 sqft**

Abv Sqft:

**2,083**

Low Sqft:

Lot Shape:

Ttl Sqft:

**2,083**

DOM

**17**

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

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:	<b>4 BEDROOMS UPSTAIRS + LEGAL SUITE! BACKING ONTO GREENBELT! Welcome to 162 Prospect Drive, where style, functionality, and an unbeatable location come together in perfect harmony. This stunning, upgraded home backs onto a beautiful greenbelt, offering privacy and serene views of the boreal forest. With an oversized triple heated garage, high-end finishes, and a versatile layout featuring 4 bedrooms upstairs, this home is designed for comfortable family living. As you arrive, you'll be greeted by an extra-long driveway leading to the oversized attached garage, which includes a tandem stall on one side—perfect for multiple vehicles, storage, or recreational gear. Step inside to soaring ceilings and an open-concept design that radiates sophistication. The chef's kitchen is a dream come true, featuring a gas range, built in oven, built-in double wall ovens, built-in microwave, granite countertops and a massive island—ideal for meal prep &amp; entertaining. Hardwood floors flow throughout the main level, seamlessly connecting the bright living room, with a cozy gas fireplace. A walk-through mudroom with laundry connects to the garage for added convenience, along with a stylish 2-piece powder room. The upper level is designed with families in mind! The primary suite is a true retreat, boasting greenbelt views, a spacious ensuite with dual sinks, a walk-in tiled shower, a corner jet tub, and a walk-in closet. The fourth bedroom is exceptionally large, offering the flexibility to be used as a BONUS ROOM or additional living space. The fully finished basement is built to the same high standard as the main level, featuring dark cabinets, granite countertops, and its own separate entrance. Currently rented at \$1,500/month, this suite is a fantastic mortgage helper and even comes fully furnished if desired—perfect for extended family or rental income. Enjoy your private, tiered west-facing backyard, backing onto the greenbelt. Relax and entertain on the large deck with gazebo. 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!</b>
Inclusions:	<b>Fridge x2, stove x2, washer x2, dryer x2, dishwasher, garage door opener &amp; remote, central ac, garage heater, basement furniture neg, garage cabinets and air compressor neg</b>
Property Listed By:	<b>RE/MAX Connect</b>

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















