

162 PROSPECT Drive, Fort McMurray T9K 0W4

A2207086 Listing 03/31/25 List Price: \$699,900 MLS®#: Area: Stonecreek

Status: **Pending** County: **Wood Buffalo** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached

City/Town: Year Built: 2017

Lot Information Lot Sz Ar:

Lot Shape:

Residential

Fort McMurray Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 5,331 sqft 2,083

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

2,083

17

5 Ttl Park: 3 Garage Sz:

6 (42)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn Park Feat:

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: Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings Int Feat: Granite Counters, Kitchen Island, See Remarks, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Utilities:

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"
Livina Room	Main	15`5" x 14`11"	Kitchen	Main	11`7" x 14`9"

 Laundry
 Main
 11`3" x 5`5"
 Bedroom - Primary
 Second

 Bedroom
 Second
 11`0" x 9`10"
 Bedroom
 Second

 Bedroom
 Second
 20`9" x 13`11"

Legal/Tax/Financial

Title: Zoning: Fee Simple R1S

Legal Desc: **1023470**

Remarks

Pub Rmks:

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 & 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

Inclusions: Frid

Fridge x2, stove x2, washer x2, dryer x2, dishwasher, garage door opener & remote, central ac, garage heater, basement furniture neg, garage cabinets and air

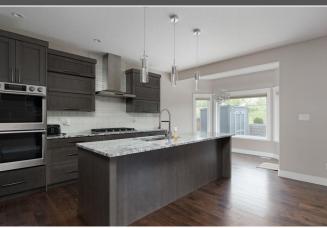
compressor neg

Property Listed By: RE/MAX Connect

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







14`10" x 16`0"

11'0" x 9'10"



