



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6537B DRAPER Road, Fort McMurray T9H0K8**

MLS® #: **A2211593**

Area: **Waterways**

Listing Date: **04/14/25**

List Price: **\$1,250,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2009**  
Lot Information  
Lot Sz Ar: **152,895 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,138**  
Low Sqft:  
Ttl Sqft: **2,138**

DOM

**87**

Layout

Beds: **4 (2 2 )**  
Baths: **3.5 (3 1)**  
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**  
Garage Sz: **6**

Access:

Lot Feat:

Park Feat:

**Back Lane,Front Yard,Greenbelt,Landscaped,Many Trees,No Neighbours Behind,Private,See Remarks  
Gravel Driveway,Triple Garage Attached,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Propane**  
Sewer:  
Ext Feat: **Balcony,Fire Pit,Garden,Private Entrance,Private Yard**

Construction: **Concrete**  
Flooring: **Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Oven,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **French Door,No Animal Home,No Smoking Home,Separate Entrance,Storage,Sump Pump(s),Wired for Sound**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Lower	7`4" x 5`0"
Bedroom	Lower	8`10" x 13`9"
Office	Lower	14`2" x 7`2"
4pc Ensuite bath	Second	12`5" x 11`5"
Bedroom	Second	12`4" x 9`11"
Family Room	Second	18`11" x 14`0"
Laundry	Second	6`1" x 16`7"

Room	Level	Dimensions
Bedroom	Lower	10`7" x 14`5"
Living Room	Lower	20`10" x 14`1"
2pc Bathroom	Second	6`2" x 3`0"
5pc Ensuite bath	Second	10`1" x 7`2"
Dining Room	Second	21`4" x 12`7"
Kitchen	Second	11`7" x 19`9"
Office	Second	13`10" x 11`2"

Bedroom - Primary	Second	17`2" x 15`2"	Legal/Tax/Financial
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>CR</b>	
	<b>0424688</b>		Remarks
Pub Rmks:	<b>2 TRIPLE CAR GARAGES! LEGAL SUITE ABOVE DETACHED GARAGE!</b> Nestled on 3.5 picturesque acres, 6537B Draper Road offers the perfect blend of rural tranquility and refined living. This beautifully crafted custom walk-up bungalow invites you to experience the warmth of home with modern comforts and timeless design. Step inside the spacious the in-floor heated lower level, where you'll find a cozy family retreat featuring a large living room with a rustic wood-burning fireplace - perfect for gathering on cooler evenings. Two generously sized bedrooms, a full bathroom, an office space, and a utility room complete this level, offering functionality and flexibility for your family's needs. Ascend the stunning spiral staircase to the sun-soaked second floor. The entire 2 level is filled with new vinyl plank flooring and a show-stopping three-way stone fireplace. This feature creates a seamless ambiance throughout the living, dining, and kitchen areas. The country kitchen is a true chef's delight, equipped with ample cabinetry, expansive counter space, and sleek s/s appliances - ready for everything from everyday meals to festive gatherings. Just off the kitchen, you'll find a well-appointed laundry room featuring additional cabinet and counter space, a laundry sink, and convenient closet storage. As you continue through the main level, a 2-piece bathroom and a spacious spare bedroom with access to a luxurious 5-piece bathroom add comfort and versatility. And then there's the show-stopping Primary Bedroom — a true retreat. Complete with a wall-mounted fireplace, a massive W.I.C with a built-in makeup bar, and a stunning 4-piece ensuite. This spa-inspired bathroom includes a deep soaker tub and a recently renovated custom shower designed for total relaxation. Step out onto your private balcony from the primary bedroom and take in serene views of the surrounding property — your personal escape, right at home. Access from the main level to both the front and back decks. The front deck is wired with outdoor speakers for entertaining, while the back deck offers peaceful views over the tree line, perfect for quiet mornings or evening gatherings. An added bonus is the in-floor heated triple attached garage, offering plenty of space for vehicles, toys, and tools, all while keeping everything warm through the colder months. In addition to the main home, this property features a detached triple garage shop that is fully equipped with in-floor heating, a 2-piece bathroom, and rough-ins for laundry - making it the ideal space for projects, storage, or even a home-based business. Above the shop is a beautifully finished 1,180 sq/ft LEGAL SUITE that offers incredible versatility. This one bedroom, one-bathroom LEGAL SUITE contains high-end finishings throughout. The suite include full kitchen complete with s/s appliances, a/c, and a spacious living room that flood the space with natural light. The suite also comes with in-suite laundry and access to the back deck. 10 mins from downtown. <b>See addendum for list of inclusions.</b>		
Inclusions: Property Listed By:	<b>ROYAL LEPAGE BENCHMARK</b>		

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

























