

# \$699,900 - 162 Prospect Drive, Fort McMurray

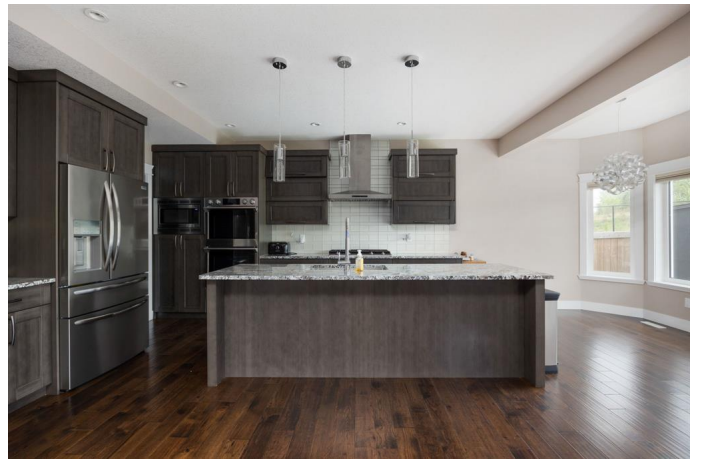
MLS® #A2207086

**\$699,900**

6 Bedroom, 4.00 Bathroom, 2,083 sqft  
Residential on 0.12 Acres

Stonecreek, Fort McMurray, Alberta

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 desiredâ€”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; itâ€™s a lifestyle upgrade. Donâ€™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!

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207086    |
| Price          | \$699,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,083       |
| Acres          | 0.12        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 162 Prospect Drive |
| Subdivision | Stonecreek         |
| City        | Fort McMurray      |

|             |              |
|-------------|--------------|
| County      | Wood Buffalo |
| Province    | Alberta      |
| Postal Code | T9K 0W4      |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 5  |
| Parking        | Double Garage Attached, Triple Garage Attached |
| # of Garages   | 3  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, See Remarks, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 12               |
| Zoning         | R1S              |

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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