

# \$1,250,000 - 6537b Draper Road, Fort McMurray

MLS® #A2211593

**\$1,250,000**

4 Bedroom, 4.00 Bathroom, 2,138 sqft

Residential on 3.51 Acres

Waterways, Fort McMurray, Alberta

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 suite that offers incredible versatility. This one bedroom, one-bathroom 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.

Built in 2009

### **Essential Information**

MLS® #	A2211593
Price	\$1,250,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,138
Acres	3.51
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	6537b Draper Road
Subdivision	Waterways
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H0K8

### **Amenities**

Parking	Gravel Driveway, Triple Garage Attached, Triple Garage Detached
# of Garages	6

### **Interior**

Interior Features	French Door, No Animal Home, No Smoking Home, Separate Entrance, Storage, Sump Pump(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning, Propane
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Balcony, Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Front Yard, Greenbelt, Landscaped, Many Trees, No Neighbours Behind, Private, See Remarks
Roof	Asphalt Shingle

Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	7
Zoning	CR

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.