



**123 Prospect Drive  
Fort McMurray, Alberta**

**MLS # A2303617**



**\$535,000**

<b>Division:</b>	Stonecreek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,495 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Garage door opener x2, mail key x2.

Welcome to 123 Prospect, a well appointed two storey home sitting on a large corner lot in a convenient Stonecreek location, just steps from bus stops and the Stonecreek Shopping Plaza with Save-On-Foods, Shoppers Drug Mart, several great dining options, and more. With a double heated drive-through garage, a dedicated parking stall beside it, and a fully fenced yard with double wide gate access for recreational storage, this property delivers on both lifestyle and practicality from the moment you arrive. Inside, the open concept main level is bright and welcoming with oversized windows that flood the space with natural light and engineered hardwood floors that run throughout. The front living room is anchored by a fireplace and flows seamlessly into a well designed kitchen at the heart of the home. A long island, quartz countertops, stainless steel appliances, and a coffee bar with a built-in wine rack and upper cabinetry make this kitchen as functional as it is stylish. The back dining room overlooks the yard and creates a natural connection between indoor living and outdoor space. Upstairs, carpet runs through both bedrooms and the layout is designed with comfort in mind. The spacious primary bedroom features a walk-in closet and a spa-inspired ensuite with two sinks, a large glass shower, and a soaker tub positioned beneath a two-way fireplace, an indulgent detail that elevates the entire space. A second four-piece bathroom and upstairs laundry complete the upper level with convenience. The fully developed basement offers even more living space with a family room warmed by a third fireplace, a third bedroom, a four-piece bathroom, and dedicated storage space, making it a versatile and comfortable extension of the home. Outside, the large corner lot is one of the standout features of this property. The fully fenced yard with double wide gate access provides

exceptional space for recreational vehicle storage, entertaining, or simply enjoying the outdoors with room to spare. 123 Prospect offers a rare combination of a prime location, a drive-through garage, and a thoughtfully designed interior that is move-in ready. Schedule your private showing today.