



**218 Prospect Drive
Fort McMurray, Alberta**

MLS # A2307403



\$794,900

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,286 sq.ft.	Age:	2017 (9 yrs old)
Beds:	7	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Greenbelt, L		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stone, Veneer	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: EV Charging station, Refrigerator x 2, Dishwasher x 2, Washer, Dryer, Washer/Dryer Stacked, , Microwave x 2, Range Hood, Built-In Gas Range, Built-in Oven, Hot Plate, Central Air Conditioner, All Window Coverings, Garage Heater, Garage Controls, Furniture is Negotiable.

Welcome to 218 Prospect Drive, Stonecreek's prime location close to Stonecreek Plaza and many amenities. Where luxury meets functionality in this exquisite home, captivating you from the moment you arrive with its stunning curb appeal and contemporary exterior. This 7 bedroom, 4 full bathroom home backing onto Green space with a separate basement entrance will surely mesmerize you. Step inside to experience this exceptionally luxurious lifestyle! High-end finishes and built-ins throughout allure you the moment you walk in with 10' ceilings on the main floor! Featuring 18-foot ceilings (OPEN TO BELOW) in the living room, a stone veneer fireplace, vinyl plank flooring, neutral colours and modern windows allowing natural light for a cozy, warm feel. The modern kitchen is spectacular, white cabinets extending to the ceiling, built-in appliances, five burner gas range, stainless steel appliances, pantry and large island perfect for family or gathering guests. The spacious dining room boasts a buffet hutch, built-in cabinets, floating shelves all to enjoy while looking onto the scenic green space. The main floor has ONE BEDROOM/OFFICE a modern three-piece FULL bathroom, mudroom with upper and lower cabinets, and bench all conveniently located connecting to the 26x21 heated DOUBLE attached garage, complete with hot and cold taps, and an in-floor drain. Upstairs, bright natural light and views of the living space below. The spacious primary bedroom faces the scenic green space, with a bench under the window, perfect for tranquility, peace and comfort to unwind. The luxurious bathroom features a hallway with additional built-ins leading to a double long vanity, soaker tub and glass shower. This bright, five-piece ensuite, neutral coloured combination with high-end finishes is a dream. Three additional bedrooms, a four-piece bathroom and laundry room complete

the top floor. The fully developed, two bedroom, four-piece bathroom, separate entrance basement is great for family, friends or a potential investment. Bright natural light, a fully equipped kitchenette, stackable separate washer and dryer, storage room, tv and portable fireplace make the recreational room a wonderful place to enjoy. For your convenience this property has a EV Level 2 (240V) Charging station, Central A/C and an HRV System. Call today to schedule your private tour of this luxurious home!