



GRASSROOTS
REALTY GROUP

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218 Prospect Drive E
Fort McMurray, Alberta

MLS # A2330557



\$790,000

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,117 sq.ft.	Age:	2017 (9 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
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, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stone, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, 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:	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, EV Vehicle Charging station, Furniture's are Negotiable.		

Welcome to 218 Prospect Drive, an exceptional 7-bedroom, 4-bathroom luxury home in the sought-after community of Stonecreek. Situated on a beautifully landscaped 4,724 sq. ft. lot backing onto the greenbelt and trail system, this property offers outstanding privacy, scenic views, and a peaceful natural setting. Designed with both elegance and functionality in mind, the main floor features soaring 10-foot ceilings and an impressive 18-foot open-to-below living room centered around a stunning stone gas fireplace. The chef-inspired kitchen is equipped with ceiling-height cabinetry, built-in features, a pantry, and a bright dining area overlooking the greenbelt—perfect for everyday living and entertaining. A versatile front bedroom or home office, a modern 3-piece bathroom, and a thoughtfully designed mudroom with upper and lower cabinetry, bench seating, and direct access to the heated 26' x 21' double attached garage complete the main level. The garage includes hot and cold water taps, an in-floor drain, while the expansive concrete driveway provides ample parking for multiple vehicles, or guests. Upstairs, natural light fills the open hallway overlooking the living room below. The spacious primary suite enjoys tranquil greenbelt views and features a cozy window bench, creating the perfect place to relax. The luxurious 5-piece ensuite offers custom built-ins, a double vanity, a soaker tub, a glass shower, and timeless, high-end finishes. Three additional generously sized bedrooms, a 4-piece bathroom, and a convenient laundry room complete the upper level. The fully developed basement is designed as a secondary suite with its own separate entrance, offering excellent flexibility for multi-generational living or extended family. The secondary suite is subject to approval and permitting by the city/municipality. This well-appointed space

features two bedrooms, a full 4-piece bathroom, a bright recreation area, a fully equipped kitchenette, a separate stackable washer and dryer, a storage room, a TV area, and a portable fireplace, creating a comfortable and self-contained living space. Additional premium upgrades include a Level 2 (240V) EV charging station, Central Air Conditioning, and an HRV system for year-round comfort and efficiency. Dual retaining walls enhance privacy while offering opportunities for future outdoor landscaping or entertaining spaces. Combining luxury finishes, an exceptional floor plan, abundant parking, and outstanding multi-generational potential in one of Stonecreek's most desirable locations, this remarkable home truly has it all. Schedule your private tour today!