

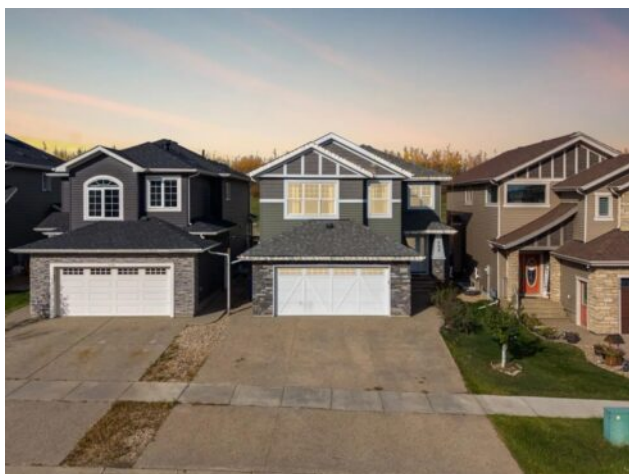


GRASSROOTS
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242 Prospect Drive
Fort McMurray, Alberta

MLS # A2350366



\$765,000

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,970 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Op		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Other	Utilities:	-
Features:	Chandelier, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Hot tub and fire pit items negotiable. Mail key, Shed. Basement: Fridge, Stove, microwave, washer and dryer, window coverings.

Welcome to 242 Prospect Drive: A luxurious 2017-built home offering just under 2,000 sq. ft. of beautifully designed living space, a fully legal one-bedroom basement suite, and an incredible backyard backing onto green space with access to beautiful walking trails. Located in sought-after Stonecreek neighbourhood, this property brings together elevated finishes, exceptional functionality, income potential, and a serene outdoor setting. A three-car aggregate driveway leads to the double attached heated garage, complete with built-in storage. Inside the home, grey luxury vinyl plank flooring and marble tile create a polished foundation, complemented by upgraded lighting and a bright, contemporary palette throughout. The kitchen is beautifully finished with crisp white cabinetry, herringbone tile backsplash, stainless steel appliances and under-cabinet lighting. A walk-through pantry provides plenty of additional storage while keeping everything easily accessible. The kitchen flows seamlessly into the main living area, where a gas fireplace creates a warm focal point and an inviting space to gather. The same cabinetry and finishes are carried into the bathrooms, creating a cohesive feel throughout the home. Upstairs, the large bonus room offers an impressive second living space, with vaulted ceilings and anchored by a gas fireplace with a statement shiplap surround and large bright windows. Whether used for movie nights, entertaining, or relaxing at the end of the day, this is a space designed to be enjoyed. The bedrooms are equally well appointed, with custom built-ins thoughtfully incorporated into every closet. The spacious primary retreat with a beautiful sage green feature wall is complemented by a beautifully finished ensuite featuring double sinks and a stunning freestanding soaker tub beneath an elegant chandelier, creating a luxurious focal point and a spa-like place to unwind.

The lower level adds incredible versatility with a bright, fully legal one-bedroom basement suite. High ceilings make the space feel open and inviting, while a fresh repaint completed at the beginning of 2026 gives it a clean, refreshed feel. The backyard is one of the home's standout features, offering an incredible amount of space with green space beyond and convenient access to the surrounding walking trails. An extended deck provides plenty of room for outdoor entertaining and is equipped with a natural gas BBQ line, while a large shed offers additional storage. A firepit area creates the perfect setting for summer evenings, and a convenient doggy door makes backyard access easy for four-legged family members. From the heated garage and custom storage to the legal income suite and expansive backyard setting, 242 Prospect Drive offers the rare combination of space, quality, revenue potential, and access to nature - all in a family-friendly Stonecreek location close to parks, trails, schools, and amenities. Schedule your private tour today.