

# \$699,900 - 162 Prospect Drive, Fort McMurray

MLS® #A2207086

**\$699,900**

6 Bedroom, 4.00 Bathroom, 2,083 sqft  
Residential on 0.12 Acres

Stonecreek, Fort McMurray, Alberta

**4 BEDROOMS UPSTAIRS + LEGAL SUITE!  
BACKING ONTO GREENBELT!** Welcome to 162 Prospect Drive, where style, functionality, and an unbeatable location come together in perfect harmony. This stunning, upgraded home backs onto a beautiful greenbelt, offering privacy and serene views of the boreal forest. With an oversized triple heated garage, high-end finishes, and a versatile layout featuring 4 bedrooms upstairs, this home is designed for comfortable family living. As you arrive, you™ll be greeted by an extra-long driveway leading to the oversized attached garage, which includes a tandem stall on one side™perfect for multiple vehicles, storage, or recreational gear. Step inside to soaring ceilings and an open-concept design that radiates sophistication. The chef™s kitchen is a dream come true, featuring a gas range, built-in oven, built-in double wall ovens, built-in microwave, granite countertops and a massive island™ideal for meal prep & entertaining. Hardwood floors flow throughout the main level, seamlessly connecting the bright living room, with a cozy gas fireplace. A walk-through mudroom with laundry connects to the garage for added convenience, along with a stylish 2-piece powder room. The upper level is designed with families in mind! The primary suite is a true retreat, boasting greenbelt views, a spacious ensuite with dual sinks, a walk-in tiled shower, a corner jet tub, and a walk-in closet. The fourth bedroom is exceptionally large, offering the flexibility to be



used as a BONUS ROOM or additional living space. The fully finished basement is built to the same high standard as the main level, featuring dark cabinets, granite countertops, and its own separate entrance. Currently rented at \$1,500/month, this suite is a fantastic mortgage helper and even comes fully furnished if desiredâ€”perfect for extended family or rental income. Enjoy your private, tiered west-facing backyard, backing onto the greenbelt. Relax and entertain on the large deck with gazebo. This home is more than just a place to live; itâ€™s a lifestyle upgrade. Donâ€™t miss this opportunity to own a remarkable property with premium features and a picturesque location. Schedule your viewing today and make 162 Prospect Drive your new home!

Built in 2017

### **Essential Information**

MLS® #	A2207086
Price	\$699,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,083
Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	162 Prospect Drive
Subdivision	Stonecreek
City	Fort McMurray

County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0W4

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Granite Counters, Kitchen Island, See Remarks, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	12
Zoning	R1S

### **Listing Details**

Listing Office	RE/MAX Connect
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