



# 218 Prospect Drive Fort McMurray Alberta

\$749,900

Welcome to 218 Prospect Drive: This incredible custom-built home features high-end finishes inside and out, offering a luxurious lifestyle in a prime location. With modern colours and luxury-style finishes, the curb appeal is truly exceptional, setting the stage for what you'll discover inside; featuring a main floor office, modern kitchen, second level bonus room plus it backs onto scenic green space while being conveniently located just steps away from Stonecreek Plaza and its many great amenities. Thoughtfully designed, this contemporary home boasts an exterior aesthetic with a skillion roof, metal siding, modern windows and doors, and a colour palette that evokes a West Coast feel. Inside, the beautiful design continues with luxury vinyl plank flooring, neutral colours and high quality finishes. Built-ins can be found throughout the home, adding value and functionality, including a mudroom with upper and lower cabinets and a bench that connects to the expansive heated attached garage, complete with hot and cold taps, a gas heater, and an in-floor drain. The living room feels bright and airy with 18-foot ceilings that soar overhead. A stone veneer fireplace serves as the centrepiece of the room, offering warmth and comfort year-round. The modern kitchen is a standout feature, with flat panel white cabinets extending to the ceiling, built-in appliances, including a five-burner gas range, a large island perfect for entertaining and meal prep, and a pantry for ample storage. The dining room boasts additional built-in storage with a buffet hutch and floating shelves. If the weather permits, enjoy dining outside on the covered back deck while taking in views of the green space behind the fenced yard. Completing the main level is a generously sized office with a closet that can also serve as an additional bedroom and a two-piece bathroom for added convenience. Upstairs, ...

4pc Bathroom 5.75 Ft x 9.25 Ft

5pc Bathroom 8.08 Ft x 18.08 Ft

Bedroom 10.25 Ft x 12.00 Ft

Bedroom 10.50 Ft x 14.83 Ft

Bonus Room 15.42 Ft x 17.25 Ft

Primary Bedroom 15.92 Ft x 14.50 Ft

Storage 3.67 Ft x 6.00 Ft

Furnace 16.67 Ft x 10.42 Ft

2pc Bathroom 7.33 Ft x 4.83 Ft

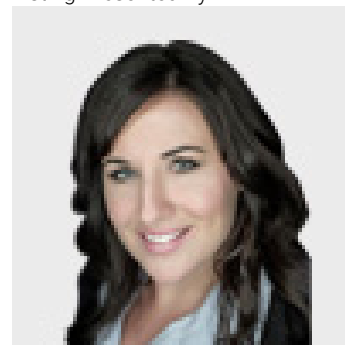
Bedroom 9.17 Ft x 11.50 Ft

Dining room 12.50 Ft x 7.00 Ft

Foyer 7.50 Ft x 7.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:  
The Agency North Central Alberta

<http://www.theagencyfortmcmurray.com/>



**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort McMurray, AB,

Phone: 780-880-7173  
jadenek@remax.net

4pc Bathroom 5.00 Ft x 8.08 Ft

Bedroom 9.75 Ft x 14.83 Ft

Recreational, Games room 13.00 Ft x 36.42 Ft

Kitchen 12.42 Ft x 15.50 Ft

Living room 15.58 Ft x 15.67 Ft

Other 8.08 Ft x 6.17 Ft