



262 Prospect Drive Fort McMurray Alberta

\$794,900

Welcome to the opulence of 262 Prospect Drive, where you'll find a spacious, well thought out abode, containing a fully independent LEGAL two bedroom suite. If you're looking for a home that has cut even ONE corner, this isn't it! Upon entering the spacious foyer, you are greeted with a wide open main floor plan. The living room is equipped with a gas fireplace, and sits in front of the custom kitchen. This space is well appointed for the chef of the family with granite counters, island, a walk in pantry, an induction stovetop with collapsible fan, and an upgraded Kitchen Aid stainless appliance package. Directly off the kitchen is the spacious dining room, a two piece powder room, and the walk through area to the garage. Heading upstairs, to the right you'll find a bonus room, currently used as a second living room. Turning left brings you to the convenient second floor laundry room, two generous sized bedrooms, and finally, the primary suite that leaves you spellbound! Not one detail has been overlooked in this beauty, and once you enter the primary ensuite, you'll know why. A walk-in closet, dual sinks, large jetted tub, separate toilet, and finally, the huge custom shower, with two shower heads, and enough room to comfortably spoil yourself! This home has been meticulously maintained and kept extremely clean. The term "eat from the floor" comes to mind, it really is that pristine! We haven't even made it to the fully independent basement LEGAL suite yet, which continues the opulent theme. The owners designed this suite with the mindset that it would be just as beautiful as the upstairs, and they hit the mark completely. It has a separate entrance, and it is super private, with a tenant in place who is willing to sign a longterm lease with new owners, ensuring a seamless transition, and an uninterrupted mortgage helper! Crisp, white, granite counter...

Family room 17.42 Ft x 15.50 Ft

Bedroom 13.58 Ft x 11.58 Ft

Bedroom 12.58 Ft x 12.08 Ft

Primary Bedroom 15.33 Ft x 13.17 Ft

4pc Bathroom 12.58 Ft x 5.08 Ft

5pc Bathroom 13.58 Ft x 16.25 Ft

2pc Bathroom 6.75 Ft x 5.67 Ft

Foyer 9.17 Ft x 12.33 Ft

Kitchen 10.67 Ft x 13.08 Ft

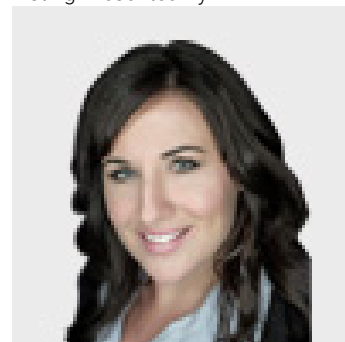
Living room/Dining room 15.25 Ft x 17.67 Ft

Bedroom 11.83 Ft x 10.08 Ft

Bedroom 12.00 Ft x 10.08 Ft

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Listing Presented By:



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RE/MAX[®]

RE/MAX Fort McMurray

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Dining room 13.50 Ft x 16.00 Ft

Kitchen 12.25 Ft x 12.58 Ft

Living room 17.00 Ft x 19.33 Ft

4pc Bathroom 8.25 Ft x 5.00 Ft

Furnace 18.25 Ft x 5.42 Ft