



## 275 Prospect Drive Fort McMurray Alberta

\$525,000

Welcome to 275 Prospect Drive: A modern and sleek two storey home located in the beautiful neighbourhood of Stonecreek with a private backyard, hot tub, kitchenette in the basement for income potential and an oversized detached 24x22 garage plus is located close to trails and shopping in a beautiful area where every home is as beautiful as the next. The exterior boasts clean lines and modern design, setting the tone for the elegance that awaits within. The open-concept layout on the main floor provides an airy and inviting ambiance, perfect for both relaxing and entertaining. High ceilings, luxury vinyl plank floors and modern light fixtures are all found in the main living area. In the kitchen the cabinets go all the way to the ceiling with crown mouldings on top, and the grey countertops go perfectly with the grey paint on the walls. Past the main floor laundry is the back entry where you can access the yard or the lower level. Step outside to your own sanctuary, where a low maintenance and professionally finished private backyard oasis awaits. Host gatherings on the expansive back deck or simply unwind in the hot tub with privacy walls and trees all around for a private and relaxing setting. On the second level of the home you'll first find a 4pc bathroom at the top of the stairs followed by bedroom one and two both great in size and perfect for families or guests. At the end of the hall is the primary retreat host to a 3pc ensuite bathroom and walk in closet with built in shelves and drawers. Downstairs the fully developed basement has a surprising amount of space with a kitchenette that has upper and lower cabinets, a full size fridge and sink plus another bedroom and bathroom providing convenience for extended stays, possible renters or entertaining. The oversized garage is heated, insulated and offers ample parking and storage space, and the home is loc...

3pc Bathroom 5.92 Ft x 6.33 Ft

4pc Bathroom 9.33 Ft x 5.00 Ft

Bedroom 9.42 Ft x 9.00 Ft

Bedroom 9.50 Ft x 9.08 Ft

Primary Bedroom 12.92 Ft x 15.42 Ft

4pc Bathroom 4.92 Ft x 8.17 Ft

Kitchen 7.00 Ft x 9.58 Ft

Living room 10.50 Ft x 11.83 Ft

Furnace 7.58 Ft x 13.42 Ft

2pc Bathroom 5.50 Ft x 5.08 Ft

Dining room 11.58 Ft x 7.83 Ft

Kitchen 11.58 Ft x 10.58 Ft

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

Listing Presented By:



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**RE/MAX**

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Bedroom 9.83 Ft x 9.75 Ft

Living room 13.17 Ft x 15.58 Ft