



399 Prospect Drive Fort McMurray Alberta

\$539,900

Welcome to 399 Prospect Drive, where scenic views and modern elegance converge in this exceptional Kydan Built Home. Situated in one of Fort McMurray's newest neighbourhoods, this professionally designed property boasts high-end finishes and contemporary features, awaiting its second set of owners to make it their own. Appreciate the convenience of local amenities nearby while taking in the peaceful ambiance of the natural surroundings with many trails and parks close by, and enjoy the pond views from the covered front porch and oversized front living room window. As you step inside, the high ceilings and open floor plan invites you in showcasing an array of modern finishes, including luxury vinyl plank floors, tall baseboards, LED lights, and a striking stone veneer natural gas fireplace with a wood mantle. Entertain guests in style with a beautiful chandelier illuminating the dining area adjacent to the long eat-up peninsula, where the kitchen begins. Two-toned cabinets—featuring white on top and wood on the bottom—bring warmth into the space, complemented by quartz countertops, herringbone tile backsplash, and grey tile floors for a timeless appeal. A spacious pantry with built-in shelves offers ample storage, while a convenient two-piece bathroom and back entry with a built-in bench and hangers complete the main living space. Upstairs, grey carpeting covers the floors, leading to the primary bedroom at the top of the stairs, complete with a three-piece ensuite bathroom host to an oversized glass walk in shower and walk-in closet. In the hallway, discover the laundry behind two closet doors, followed by a four-piece bathroom and two bedrooms, each with their own feature walls for a vibrant touch of colour. The fully developed basement offers additional living space, with a family room currently utilized as an at-home gym, and a bedroom with a four-piece bathroom n...

2pc Bathroom 5.42 Ft x 5.17 Ft
Dining room 14.92 Ft x 10.42 Ft
3pc Bathroom 5.00 Ft x 8.00 Ft
4pc Bathroom 5.75 Ft x 7.67 Ft
Bedroom 9.25 Ft x 12.42 Ft
Bedroom 9.33 Ft x 10.50 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft
Bedroom 12.42 Ft x 10.92 Ft
Recreational, Games room 17.92 Ft x 12.33 Ft
Furnace 7.83 Ft x 7.83 Ft
Kitchen 11.33 Ft x 12.42 Ft
Living room 13.17 Ft x 12.58 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

RE/MAX Fort McMurray

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Primary Bedroom 13.58 Ft x 11.67 Ft

Other 7.58 Ft x 5.92 Ft