

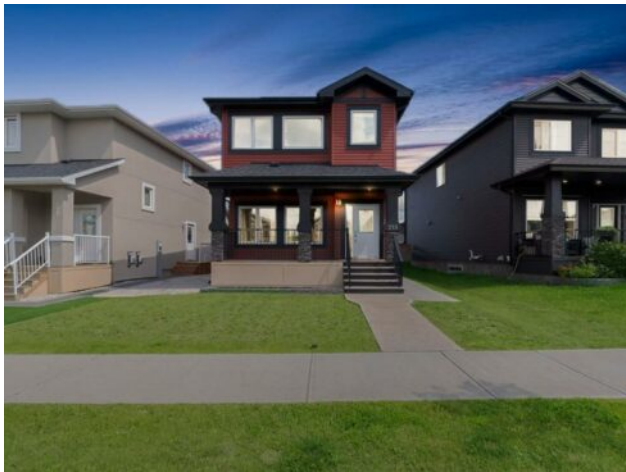


GRASSROOTS
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**219 Prospect Drive
Fort McMurray, Alberta**

MLS # A2237815



\$550,000

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,525 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: 2 Fridges, 2 Microwave, 2 Dishwashers, 2 Washers, 2 Dryers,

Welcome to 219 Prospect Drive: A spacious, custom-built home filled with luxurious finishes, an incredible chef's kitchen, generous bedrooms, and a separate-entry basement with a full kitchen—offering both comfort and versatility for extended family, guests, or multi-generational living. With a large heated detached garage and beautifully landscaped backyard, this move-in-ready property sits in a prime location just steps from the bus stop, walking trails, parks, and the Stonecreek shopping plaza. The bold red exterior creates modern curb appeal that stands out in a neighbourhood known for its upscale, newer homes. A covered front porch provides a welcoming, sheltered space to enjoy your morning coffee and style to your taste. Inside, you're greeted by high-end finishes and a bright open-concept layout. The tiled entry leads into the living room, where engineered hardwood floors, high ceilings, and soft natural light set the tone. The show-stopping kitchen is the heart of the home, featuring stunning two-toned cabinetry—wood-tone lowers with white uppers—quartz countertops, stainless steel appliances including a built-in oven and microwave, and cabinets that extend to the ceiling for a sleek, modern look. A walk-in pantry and deep cabinetry provide excellent storage, and a convenient two-piece bathroom is located near the back door. The hardwood stairs lead you to the upper level, accented by stair lighting for both elegance and safety. Upstairs, you'll find two generous bedrooms with large closets, each complete with built-ins, and a full four-piece bathroom. At the end of the hallway, the primary retreat is tucked away offering a peaceful, elevated space featuring a tray ceiling with recessed lighting, two large windows, a spacious walk-in closet, and a beautiful four-piece ensuite finished to

the same high standards. Convenient upstairs laundry completes the top floor. The separate-entry lower level is exceptionally bright and functional, once a legal suite before the garage addition. It now offers a full kitchen with stainless steel appliances, a comfortable living area, two sizable bedrooms, and a four-piece bathroom—perfect for long-term guests or flexible use as a family recreation zone, office space, or private quarters. Outside, the fully landscaped yard features fresh grass, a path to the garage, and a spacious back deck with a gas line for your BBQ. The heated detached garage (built in 2020 with heater added in 2021) offers space for two vehicles, secure storage, or even a workshop setup. This immaculate, turn-key home combines custom finishes with thoughtful design in one of Stonecreek’s most convenient locations. Schedule your private tour today.