



GRASSROOTS
REALTY GROUP

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7279 Draper Road
Fort McMurray, Alberta

MLS # A2264012



\$630,000

Division:	Waterways		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,824 sq.ft.	Age:	2011 (14 yrs old)
Beds:	6	Baths:	3
Garage:	220 Volt Wiring, Driveway, Heated Garage, Oversized, Triple Garage Detached		
Lot Size:	2.47 Acres		
Lot Feat:	Many Trees, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering

Welcome to 7279 Draper Road! This charming 3,471 sq ft bungalow tucked away on a 2.5 acres lot, NOT IN FLOOD ZONE, features an OVERSIZED 46'x27' TRIPLE GARAGE 220 wired with INFLOOR and OEVRHEAD HEAT, a SEACAN for extra storage, 6 bedrooms and 3 bathrooms perfect families and a MASSIVE FRONT DECK for relaxing and entertainment. As you step into the home, you will be welcomed into a huge and bright open concept living room, dining room with elegant pendant lighting and kitchen featuring an island with breakfast bar, plenty of cabinetry and beautiful backsplash. Down the hall to the left are 3 good size bedrooms and a 4-piece bathroom. On the other side of the home, for added privacy, is the large primary with walk-in closet and 4-piece ensuite. To complete the main floor is the laundry room with door to access the back yard. The basement offers an additional 2 large bedrooms, a den, a huge recreation room, a large storage room and 4-piece bathroom. The great landscape has tons of space for parking, a fit pit and many trees, perfect for those seeking peace and tranquility. Call today to book you private showing!