



GRASSROOTS
REALTY GROUP

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**423 Prospect Drive
Fort McMurray, Alberta**

MLS # A2264304



\$474,000

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,341 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Oversized,		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	Cable Connected, Natural Gas Connected, Garbage C
Features:	Breakfast Bar, Built-in Features, Crown Molding, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, microwave, washer, dryer, garage heater, central a/c, garage shelves and work bench, outdoor kitchen. BBQ, kitchen stools, all window coverings

SUPERB STONE CREEK HOME BUILT IN 2017 OFFERING GREENBELT VIEWS, 5 BEDROOMS, 4 BATHS, OVERSIZED DETACHED HEATED DOUBLE GARAGE WITH 8FT DOOR, NO CARPET HOME, GORGEOUS WHITE KITCHEN WITH QUARTZ COUNTERTOPS, A SEPARATE ENTRANCE AND 2 LAUNDRY ROOM LOCATIONS. This value-packed, quality-built home begins with an excellent location for those who want to be close to Birchwood trails, quick, easy access to site and city bus routes, and walking distance to shopping and more. The floor plan of this fully developed home offers tons of versatility for those who don't want a mortgage helper in the basement and for those who do. The layout offers functionality of both, as you step inside this spacious home with just under 2000 sq ft of living space, which has been beautifully finished to the sought-after modern farmhouse finishings. The main level space features a large front foyer that opens up to your bright front living room with luxury laminate flooring, this open concept living area continues with a dining room, and then the stunning kitchen featuring white cabinetry, quartz countertops, eat-up breakfast bar, stainless steel appliances with a new fridge and stove, alongside of a built in over the range microwave, corner pantry and backsplash. The main level continues with a main floor laundry room, back mud room, large closet, 2 pc powder room, and direct access to your backyard and detached garage. The upper level offers 3 generously sized bedrooms. The Primary bedroom offers greenbelt and trail views, along with a walk-in closet and full ensuite. This entire level continues with the luxury vinyl plank. Both the ensuite suite and 4pc upper bathroom have tiled floors. The fully finished basement features a family room, 2 bedrooms, and a full bathroom. Both the main and lower levels

have 9ft ceilings, making this home bright and airy. The lower level features vinyl plank floors and a large storage room, and laundry room. The exterior of this home has been fully landscaped and fenced and features an oversized double detached heated garage with high ceilings and an 8ft door to be able to park your truck. In addition, you have a large deck and a built-in outdoor kitchen with a gas BBQ. Other features of this turn-key move-in-ready home is central a/c. This home offers all the wants and needs you have on your checklist, call today for your personal tour.