



**GRASSROOTS**  
REALTY GROUP

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**178 Prospect Drive  
Fort McMurray, Alberta**

**MLS # A2276033**



**\$749,900**

<b>Division:</b>	Stonecreek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,149 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, He		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Landscaped, Standard Shaped Lot,		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Basement appliances- Freeze, stove, washer, Dryer. NEGOTIABLE: In-built speaker system receivers, living room TV

**Luxury, Income, and Nature at 178 Prospect Drive** Experience the pinnacle of Stonecreek Landing living in this thoughtfully upgraded executive residence. Backing directly onto serene, permanent green space, this property harmonizes high-end finishes with incredible functionality. Every square foot has been curated for the discerning buyer who refuses to compromise on quality or income potential. **The Ultimate Garage & Curb Appeal:** A long concrete driveway easily accommodates three vehicles, leading to the crown jewel: a finished attached tandem triple car garage. This heated workspace is equipped with in-floor heating, a 220V plug, a gas line, built-in speakers, and two overhead doors. A covered front entryway opens into a grand foyer defined by soaring ceilings and architectural open-riser stairs. **Sophisticated Main Level Living:** The main floor exudes refinement with engineered hardwood floors and crown mouldings. The heart of the home is the living area, anchored by a gorgeous stone-veneer gas fireplace with a live-edge mantle, LED lighting, and built-in speakers. The chef's kitchen is designed for performance, featuring quartz countertops, a large square island, under-cabinet lighting, and cabinet slide-outs. The suite of stainless appliances includes a 5-burner gas stove and a new dishwasher. A pantry and mudroom offer essential storage, with laundry conveniently located at the garage entry. **Private Outdoor Oasis:** The dining room leads to a stunning outdoor retreat. The refinished deck features a covered addition with pull-down privacy blinds, a gas BBQ line, and built-in speakers. The fully fenced yard offers total tranquility backing onto green space and is a gardener's delight, featuring raised beds, a lilac tree, and established berry bushes (raspberry, gooseberry, and blackcurrant). **Refined Upper Level:** Upstairs, you will find three

spacious bedrooms and a versatile bonus room. New 8-inch wide-plank luxury vinyl flooring adds a modern touch throughout this level. The primary retreat is a sanctuary with a walk-in closet and a luxurious ensuite featuring granite counters, double sinks, and a two-person jetted tub. Income Potential & Systems: A major highlight is the fully legal 1-bedroom basement suite. With a separate entrance, cozy in-floor heating, private laundry, and a full kitchen, it offers exceptional rental income potential. Mechanically superior, the home includes central A/C, on-demand hot water, a water softener, and a central vacuum. This is the rare combination of luxury, location, and smart investing. Schedule your private tour today!