



**262 Prospect Drive
Fort McMurray, Alberta**

MLS # A2300193



\$779,900

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,379 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Off Street, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, No Neighbours Behind		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge x 2, Stove, Induction Cook Top, Built-In Oven & Microwave, OTR Microwave, Stove, Dishwasher x 2, Washer/Dryer x 2, AC, Central Vac & Attachments, Garage Overhead Shelf, Curtain Rods and Blinds, Pergola, Shed, Shoe Cabinet, Garage TV & Mount.

Welcome to this impeccably maintained home in the highly desirable community of Stonecreek, perfectly positioned with no rear neighbours and backing onto scenic greenspace and walking trails—offering both privacy and a connection to the outdoors that’s hard to find. Built in 2017, this home offers a total of 3,313 sq ft of finished living space, with 2,378 sq ft above grade and a fully developed lower level. The main floor features a bright, open-concept layout filled with natural light, complete with a cozy fireplace and a large kitchen showcasing granite countertops and built-in appliances—perfect for everyday living and entertaining. Upstairs, you’ll find a spacious bonus room, convenient second-floor laundry, and a well-appointed primary suite. Two additional bedrooms complete the upper level, making it an ideal layout for families. The lower level includes a 935 sq ft legal 2-bedroom suite—an incredible opportunity for additional income or multi-generational living. Step outside to a fully fenced yard with a back deck and pergola, along with a stone patio area ideal for a fire pit and perfect for enjoying summer evenings. The heated 22 x 23.6 double garage offers ample space for most trucks and includes hot and cold water taps for added convenience. With pride of ownership throughout, this home offers outstanding value. Located just minutes from schools, shopping, restaurants, and all amenities, this is your opportunity to own in one of the city’s most sought-after neighbourhoods.