



**403 Prospect Drive
Fort McMurray, Alberta**

MLS # A2300660



\$499,999

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,314 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Floor Furnace, Natural Gas
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1S
Utilities:	-

Inclusions: fridge x 2, stand up freezer, stove, dishwasher, central air, garage heater, garage door opener, microwave, TV's with wall mounts x 2, shelf in living room, all light fixtures, BBQ, Patio furniture

VALUED PACKED - Discover a masterpiece of design in this stunning modern Rochelle Homes build. This open-concept residence is tailored for the savvy buyer, offering seamless transitions between living spaces—perfect for hosting memorable gatherings. At the heart of the home, the contemporary styled kitchen boasts rich mocha cabinetry, expansive counter space, and a peninsula island designed for social cooking. The main floor also features a powder room for guests. The living extends outdoors to a spacious deck and yard, ideal for summer hosting. Car enthusiasts and hobbyists will appreciate the oversized, heated detached garage (22' x 22' 5"). Situated steps from scenic walking trails and minutes from top-tier schools, shopping, and transit, this home offers the perfect balance of luxury and location. The upper floor features 3 bedrooms, 2 bathrooms, with the primary bedroom having its own ensuite and walk in closet. The basement awaits your ideas and boasts laundry. Includes Central Air for year-round comfort, heated detached garage, fenced yard, and so much more! Call now to view! At this price this home will not last long! A must to add to your shopping list.