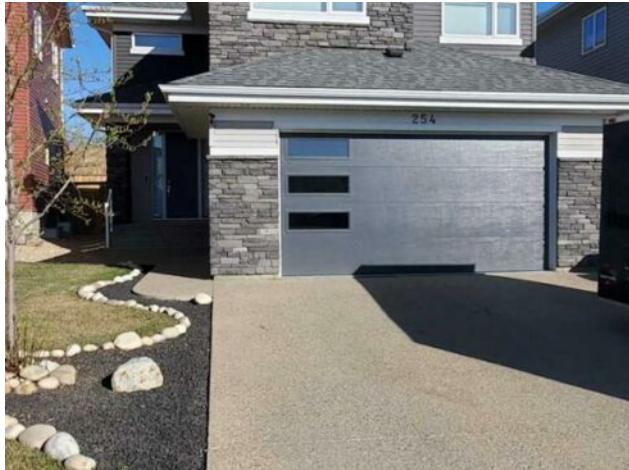




**254 Prospect Drive
Fort McMurray, Alberta**

MLS # A2139405



\$829,900

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,211 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Greenbelt, No		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Appliances are included. Refrigerator/Freezer, dishwasher, gas cooktop, microwave, cooktop vent fan, built in oven \$40000 built in. Jennair coffee machine. Window coverings with remote control. Washer & dryer. Garage door openers. Hot tub negotiable. Some furniture negotiable.

Visit REALTOR website for additional information. This contemporary style, luxurious home features cathedral ceiling, with an accent ceiling design. Floor to ceiling gas fireplace, amazing windows to let in the natural light with remote control blinds. A chef's dream kitchen, quartz countertops, gas cooktop, coffee bar with a \$4,000 Jennair coffee machine, hidden pantry, mudroom, 2 car heated garage, half bathroom and laundry room. Upstairs has 3 bedrooms and 2 bathrooms. The primary ensuite has a spa feel, with double sinks, soaker tub, custom shower and walk in closet with built in's. Also features a bar area, rec room/movie room, 1 bedroom and 1 bathroom in the basement. Outside is beautifully landscaped with retaining wall, custom privacy wall for hot tub area, a true oasis.