



GRASSROOTS
REALTY GROUP

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**5627 Draper Road
Fort McMurray, Alberta**

MLS # A2180430



\$350,000

Division:	Waterways		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,426 sq.ft.	Age:	2009 (17 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached, Driveway, Gravel Driveway		
Lot Size:	3.21 Acres		
Lot Feat:	Back Yard, Greenbelt, Many Trees, No Neighbours Behind, See Remarks, Tr		

Heating: In Floor, Forced Air, Propane

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Other, See Remarks

Features: See Remarks, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: CR

Utilities: -

Inclusions: As is where is

3.2 ACRES! ATTACHED HEATED GARAGE! Welcome to 5627 Draper Road. Foundation type: Polycore Foundation that sits on concrete footings. Welcome to your country side retreat with endless possibilities. This spacious home boasts 7 bedrooms and 5 bathrooms which is perfect for the large family, or the owner that would like to take on rental income. The top floor comes with 3 bedrooms and 2 bathrooms on one side of home which includes the primary bedroom and its en suite bathroom, a large living room which looks onto the kitchen that has ample counter and cabinet space. The second part of the top floor which can be closed off to the rest of the home comes with a second kitchen, separate laundry, and an additional bedroom and full bathroom. The basement area offers an additional 3 bedrooms and 2 full bathrooms. One part of the basement can be closed off from the rest of the basement offers a kitchenette, separate laundry, a bathroom and a bedroom. The rest of the basement offer a rec space, storage, and more. This property comes with a large in-floor heated garage, loads of space for parking, and much more. Call now for your personal showing. THIS PROPERTY IS BEING SOLD "AS IS WHERE IS".