

\$474,000 - 423 Prospect Drive, Fort McMurray

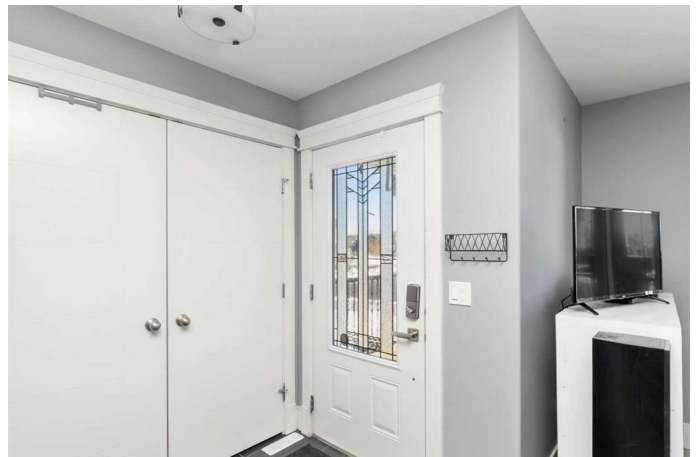
MLS® #A2264304

\$474,000

5 Bedroom, 4.00 Bathroom, 1,341 sqft
Residential on 0.09 Acres

Stonecreek, Fort McMurray, Alberta

SUPERB STONE CREEK HOME BUILT IN 2017 OFFERING GREENBELT VIEWS, 5 BEDROOMS, 4 BATHS, OVERSIZED DETACHED HEATED DOUBLE GARAGE WITH 8FT DOOR, NO CARPET HOME, GORGEOUS WHITE KITCHEN WITH QUARTZ COUNTERTOPS, A SEPARATE ENTRANCE AND 2 LAUNDRY ROOM LOCATIONS. This value-packed, quality-built home begins with an excellent location for those who want to be close to Birchwood trails, quick, easy access to site and city bus routes, and walking distance to shopping and more. The floor plan of this fully developed home offers tons of versatility for those who don't want a mortgage helper in the basement and for those who do. The layout offers functionality of both, as you step inside this spacious home with just under 2000 sq ft of living space, which has been beautifully finished to the sought-after modern farmhouse finishings. The main level space features a large front foyer that opens up to your bright front living room with luxury laminate flooring, this open concept living area continues with a dining room, and then the stunning kitchen featuring white cabinetry, quartz countertops, eat-up breakfast bar, stainless steel appliances with a new fridge and stove, alongside of a built in over the range microwave, corner pantry and backsplash. The main level continues with a main floor laundry room, back mud room, large closet, 2 pc powder room, and direct access to your



backyard and detached garage. The upper level offers 3 generously sized bedrooms. The Primary bedroom offers greenbelt and trail views, along with a walk-in closet and full ensuite. This entire level continues with the luxury vinyl plank. Both the ensuite suite and 4pc upper bathroom have tiled floors. The fully finished basement features a family room, 2 bedrooms, and a full bathroom. Both the main and lower levels have 9ft ceilings, making this home bright and airy. The lower level features vinyl plank floors and a large storage room, and laundry room. The exterior of this home has been fully landscaped and fenced and features an oversized double detached heated garage with high ceilings and an 8ft door to be able to park your truck. In addition, you have a large deck and a built-in outdoor kitchen with a gas BBQ. Other features of this turn-key move-in-ready home is central a/c. This home offers all the wants and needs you have on your checklist, call today for your personal tour.

Built in 2016

Essential Information

MLS® #	A2264304
Price	\$474,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,341
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	423 Prospect Drive
Subdivision	Stonecreek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0T7

Amenities

Utilities	Natural Gas Connected, Garbage Collection, Phone Connected, See Remarks, Sewer Connected, Water Connected, Cable Connected
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Oversized, See Remarks
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Crown Molding, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

Exterior

Exterior Features	Barbecue, BBQ gas line, Gas Grill, Outdoor Kitchen, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Zoning	R1S

Listing Details

Listing Office	COLDWELL BANKER UNITED
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