

**347 Prospect Drive
Fort McMurray, Alberta**

MLS # A2221210



\$729,900

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,128 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	4
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Heated Garage, Ins		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Level, Private		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge x2, stove x2, OTR microwave x2, dishwasher x2, washer and dryer x2, Central A/C, sump pump, garage door opener & remotes, window coverings, hot tub, central vac w/ attachments

Introducing 347 Prospect Drive, an executive-level home that perfectly blends upscale living with thoughtful functionality, all in one of Fort McMurray's most sought-after locations. From the moment you arrive, this 2,127 sqft residence on a fully fenced 6,459 sqft lot impresses with a rare detached triple garage with in-floor heating, striking curb appeal, and luxurious finishes throughout. Designed for discerning buyers, the home is loaded with high-end upgrades including in-floor heat, central A/C, gas appliances (even the laundry!), custom tile work, multiple gas fireplaces, a water softener, and built-in sound wiring. Retreat to your spa-inspired ensuite with a jetted tub, or enjoy the convenience of self-cleaning toilets and a custom laundry chute that slides straight from your walk-in closet. Love to entertain? Both the deck off the main floor and the private deck off the primary bedroom are covered, perfect for year-round enjoyment, complete with gas hookups for heat and BBQ, and a hot tub to unwind in style. The main floor also offers a flexible bedroom/office space ideal for professionals or guests. Complete with a fully legal suite for income or extended family, and just minutes from parks, schools, and shopping, this home delivers the lifestyle you've been waiting for.