

# \$450,000 - 5627 Draper Road, Fort McMurray

MLS® #A2180430

**\$450,000**

7 Bedroom, 5.00 Bathroom, 2,426 sqft

Residential on 3.21 Acres

Waterways, Fort McMurray, Alberta

**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".**

Built in 2009

## Essential Information



MLS® #	A2180430
Price	\$450,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,426
Acres	3.21
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	5627 Draper Road
Subdivision	Waterways
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H0K7

### Amenities

Parking Spaces	10
Parking	Double Garage Attached, Driveway, Gravel Driveway
# of Garages	2

### Interior

Interior Features	See Remarks, Separate Entrance
Appliances	See Remarks
Heating	In Floor, Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance
-------------------	------------------

Lot Description	Back Yard, Greenbelt, Many Trees, No Neighbours Behind, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other, Poured Concrete, See Remarks

### **Additional Information**

Date Listed	November 21st, 2024
Days on Market	235
Zoning	CR

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.