# \$810,000 - 178 Prospect Drive, Fort McMurray

MLS® #A2246049

## \$810,000

5 Bedroom, 4.00 Bathroom, 2,069 sqft Residential on 0.10 Acres

Stonecreek, Fort McMurray, Alberta

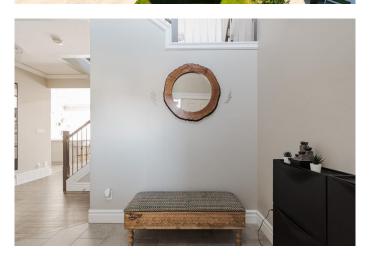
Welcome to 178 Prospect Drive: A thoughtfully upgraded executive home backing onto peaceful green space, featuring a fully legal basement suite and a rare heated triple car garage. This beautifully designed property offers timeless finishes, incredible outdoor living space, and added income potentialâ€"all in one of Fort McMurray's most desirable neighbourhoods - Stonecreek Landing. The long concrete driveway easily accommodates three vehicles and leads to a finished 30x22 attached triple garage with in-floor heat, built-in speakers, 220V plug, a gas line, and two overhead doors. The exterior is finished with fresh landscaping and a covered front entryway that opens into a grand foyer with open-riser stairs and soaring ceilings. Crown mouldings and engineered hardwood floors add warmth and refinement throughout the main level.

The heart of the home features a gorgeous gas fireplace finished in stone veneer with a live edge wood mantle, LED lighting, and built-in speakers. Zebra blinds dress the windows, and thoughtful touches like quartz counters, under-cabinet lighting, and cabinet slide-outs elevate the experience in the chef's kitchen. The layout includes a large square island with grey base, cream surrounding cabinetry, and a suite of stainless appliances including a 5-burner gas stove and fridge (both 2 years old), and a new dishwasher.

Off the kitchen, the pantry and mudroom offer







additional storage, with laundry conveniently located at the garage entry. Garden doors lead to a stunning outdoor space from the dining room: the deck was recently refinished with a covered addition featuring pull-down blinds, built in speakers and a gas line for your BBQ. The fully fenced yard backs onto green space and offers raised garden beds along the fence, berry bushes (raspberry, gooseberry, blackcurrant), a lilac tree, and room to grow vegetables.

Upstairs, you'II find three spacious bedrooms plus a bonus room that could serve as a fourth bedroom. The wide plank luxury vinyl plank floors (6-inch, 8mm thick) were installed two years ago, and blackout blinds are in place in the children's rooms. The primary retreat offers a walk-in closet and a luxurious ensuite with granite counters, double sinks, a two-person jetted tub, water closet and built-in speakers.

The lower level of the home is a fully legal suite with a separate entrance, in-floor heat, its own laundry, a large kitchen with white cabinets and matching appliances, one bedroom, and a four-piece tiled bathroom. Additional features include central air conditioning, on-demand hot water (3 years), water softener (3 years), recently serviced furnace, central vac, and exceptional storage throughout.

This is a rare opportunity to own a high-end home with garage space, revenue potential, and backyard serenityâ€"all in a family-friendly neighbourhood near trails, parks, schools, and many great Stonecreek amenities. Schedule your private tour today.

Built in 2016

### **Essential Information**

MLS® # A2246049 Price \$810,000 Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,069

Acres 0.10

Year Built 2016

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 178 Prospect Drive

Subdivision Stonecreek

City Fort McMurray

County Wood Buffalo

Province Alberta
Postal Code T9K 0W4

## **Amenities**

Parking Spaces 5

Parking Concrete Driveway, Driveway, Front Drive, Garage Door Opener,

Garage Faces Front, Heated Garage, Insulated, RV Access/Parking,

Side By Side, Tandem, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Built-in Features, Chandelier, Closet Organizers, Double Vanity, High

Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows,

Walk-In Closet(s), Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Garden, Lighting, Private Yard, Rain Gutters

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Garden,

Landscaped, Lawn, No Neighbours Behind, Standard Shaped Lot,

Greenbelt

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed August 7th, 2025

Zoning R1S

# **Listing Details**

Listing Office The Agency North Central Alberta

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