

**403 Prospect Drive
Fort McMurray, Alberta**

MLS # A2232185



\$515,000

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|------------------|---|---------------|------------------|
| Division: | Stonecreek | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,314 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached, Garage Faces Rear | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, See Remarks | | |

| | | | |
|--------------------|----------------------------|-------------------|-----|
| Heating: | Floor Furnace, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | See Remarks | Zoning: | R1S |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: fridge, stove, dishwasher, washer/dryer, standup freezer in basement, all TV wall mounts and 2 TV's, patio furniture, heater in garage, central air, BBQ, remainder of furniture negotiable

OPPORTUNITY KNOCKS ANSWER THE DOOR! This home built by Rochelle Homes is a perfect masterpiece for the savvy buyer! Elegance at every turn, enjoy the OPEN concept floor plan of entertaining family and friends. The kitchen features lots of rich mocha cabinetry, lots of counter space, beautiful appliances, and a peninsula island that is a great place to congregate while the chef of the home is cooking your favorite meal! Outdoors you will find a big deck to hang out for those summer BBQ's, a yard for the kids and a Heated Detached (22' X 22' 5") Garage! Enjoy the waking trails, near the home, nestled within all amenities to shopping, bus route, schools, and more this is one home you do not want to miss out on! **ACT NOW!** Call to make this your home today! **Bonus:** Central Air, Heated Garage, Fantastic Location