

\$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 potential—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, youâ€™ll 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
----------------	----------------------------------

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.