

\$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 | Bungalow, Acreage with Residence |
| 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 | Separate Entrance, See Remarks |
| Appliances | See Remarks |
| Heating | Forced Air, In Floor, 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, Treed, Many Trees, No Neighbours Behind, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete, Other, See Remarks |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 21st, 2024 |
| Days on Market | 149 |
| Zoning | CR |

Listing Details

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

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