

\$1,449,900 - 6537a Draper Road, Fort McMurray

MLS® #A2200390

\$1,449,900

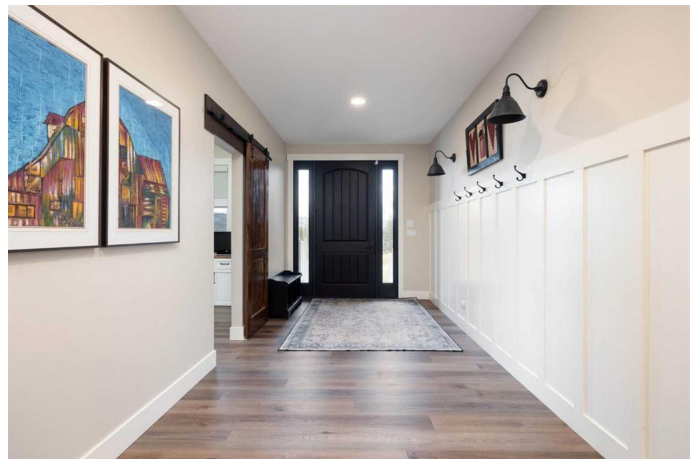
8 Bedroom, 5.00 Bathroom, 3,972 sqft

Residential on 2.87 Acres

Waterways, Fort McMurray, Alberta

Welcome to 6537A Draper Road, an extraordinary custom-built residence that seamlessly combines luxury, comfort, & timeless appeal. Boasting 8 bedrooms & 5 bathrooms, this exceptional home spans over 3,972 square feet on the main floor, with a fully developed basement offering even more expansive living space. Set on a picturesque 2.87-acre lot, this property occupies one of Draper Road's most sought-after locations, backing onto a peaceful creek, providing privacy & tranquility with only minutes from downtown convenience.

Designed to be both grand and inviting, this home is a true legacy property, crafted with meticulous attention to detail. The gourmet kitchen, a true chef's paradise, features top-of-the-line appliances: a full refrigerator/freezer, dual dishwashers, a six-burner gas stove with an industrial range hood, a coffee bar, and a walk-through pantry complete with a charming barn door. Adjacent to the kitchen, the spacious dining room offers a perfect setting for large gatherings & flows seamlessly into the expansive living area, where 10-foot ceilings & a custom wood-burning stove with a stunning imported limestone mantel create an atmosphere of elegance. Beyond the living area, enjoy year-round relaxation in the fully enclosed, 3 seasons room, complete with sliding windows & a cozy fireplace. This tranquil space offers the perfect balance of indoor-outdoor living. The primary bedroom is a serene retreat,



featuring sweeping views, a spa-inspired 5-piece ensuite with dual sinks, an elegant soaker tub, a luxurious steam/waterfall shower, & two walk-in closets. The main floor also includes a dedicated office and craft room with custom cabinetry & shelving, as well as a second bedroom & a beautifully appointed 3-piece bathroom. The convenient main laundry room ensures functionality, while the private guest quarters—featuring a bedroom, kitchen, full 3-piece bathroom, and a welcoming living room with its own fireplace. The fully developed basement is a perfect space for entertaining with a large recreation room featuring a corner wood-burning stove & a wet bar with a fridge. This level also includes 4 generously sized bedrooms, 2 additional 5-piece bathrooms, ample storage rooms, and a large laundry room with a sink and extra storage. Further enhancing this level are a safe room, a cold storage room, soundproofed music room and separate entrance to the garage. The expansive 31' x 45' garage has everything imaginable from additional storage, dog wash station, added ventilation, custom wall paneling & more. Outside, the home's stunning curb appeal is highlighted by an exposed aggregate front porch with a striking 8-foot front door, while the oversized composite back deck provides a perfect space for outdoor entertaining. No detail has been overlooked, with additional features including luxury lighting, Hardie board siding & high-end mechanical systems. At 6537A Draper Road, lifestyle isn't just about how it looks. It's about how it feels.

Built in 2018

Essential Information

| | |
|----------|-------------|
| MLS® # | A2200390 |
| Price | \$1,449,900 |
| Bedrooms | 8 |

| | |
|----------------|----------------------------------|
| Bathrooms | 5.00 |
| Full Baths | 5 |
| Square Footage | 3,972 |
| Acres | 2.87 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 6537a Draper Road |
| Subdivision | Waterways |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H 0B6 |

Amenities

| | |
|---------|--|
| Parking | Multiple Driveways, Quad or More Attached, RV Access/Parking |
|---------|--|

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s), Wet Bar, Bookcases, Chandelier, Closet Organizers, Central Vacuum, High Ceilings, No Smoking Home, Soaking Tub, Separate Entrance, Storage |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Washer, Gas Stove, Window Coverings |
| Heating | Boiler, Fireplace(s), Forced Air, Propane |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 4 |
| Fireplaces | Living Room, Recreation Room, Wood Burning, Mantle, Other |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other, Private Yard |
| Lot Description | Back Yard, Lawn, Private, Front Yard, Wooded |

| | |
|--------------|-------------------------|
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 159 |
| Zoning | CR |

Listing Details

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

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