\$1,249,900 - 6537a Draper Road, Fort McMurray

MLS® #A2200390

\$1,249,900

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 quartersâ€"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 \$1,249,900

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, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier,

Closet Organizers, Central Vacuum, Double Vanity, High Ceilings, Vinyl Windows, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Separate Entrance,

Storage, Wet Bar, Walk-In Closet(s)

Appliances Central Air Conditioner, Bar Fridge, Dishwasher, Dryer, Gas Stove,

Microwave, Refrigerator, See Remarks, Washer, Window Coverings

Heating Boiler, Forced Air, Fireplace(s), Propane

Cooling Central Air

Fireplace Yes # of Fireplaces 4

Fireplaces Living Room, Mantle, Other, Recreation Room, Wood Burning

Has Basement Yes
Basement Full

Exterior

Exterior Features Other, Private Yard

Lot Description Back Yard, Front Yard, Lawn, Private, Wooded

Roof Asphalt Shingle

Construction Composite Siding, Stone

Foundation Poured Concrete

Additional Information

Date Listed March 12th, 2025

Days on Market 237 Zoning CR

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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