

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

MLS® #A2200390

**\$1,249,900**

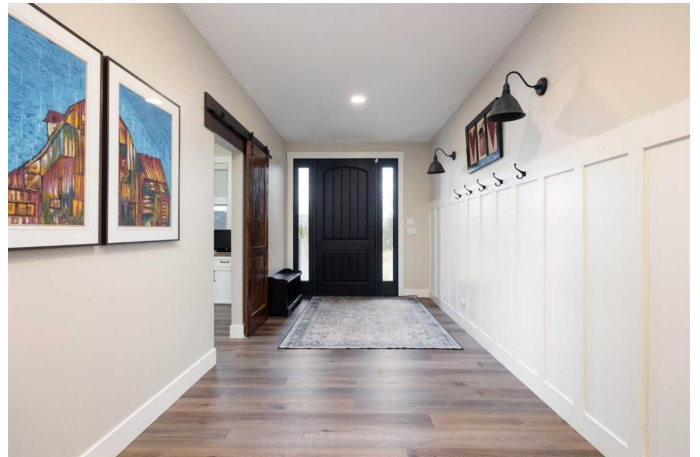
8 Bedroom, 5.00 Bathroom, 3,972 sqft

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 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	\$1,249,900
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	RV Access/Parking, Multiple Driveways, Quad or More Attached
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### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows, Breakfast Bar, Bookcases, Built-in Features, Chandelier, Central Vacuum, Double Vanity, Quartz Counters, Soaking Tub, Wet Bar, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Washer, Window Coverings, Bar Fridge, Gas Stove
Heating	Boiler, Fireplace(s), Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Living Room, Wood Burning, Mantle, Other, Recreation Room
Has Basement	Yes
Basement	Exterior Entry, Finished, 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	169
Zoning	CR

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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