DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK OUELLETTE ASSOCIATE

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5407 Draper Road
Fort McMurray, Alberta

MLS # A2241954

$579,900

Division:	Waterways		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,258 sq.ft.	**Age:**	2005 (20 yrs old)
Beds:	5	**Baths:**	2
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
Lot Size:	2.50 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Greenbelt, M		

Heating:	Forced Air, Propane	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Partially Finished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	CR
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: GARAGE HEATER.

Welcome to 5407 Draper Road: Tucked away behind a dense forest canopy on a beautifully treed 2.5-acre lot, this turnkey bungalow offers the rare combination of privacy, space, and nature—all just minutes from Downtown Fort McMurray. With a renovated kitchen, attached 24x24 heated garage, and the great outdoors at your doorstep, this property is a true escape from the pace of city life without sacrificing convenience. Follow the long, tree-lined driveway as it winds through towering evergreens and up to your A-frame style bungalow, where nature becomes part of your daily living. The surrounding trees not only create a peaceful and private atmosphere but also serve as a natural buffer, making your yard feel like an extension of the boreal forest. Whether you’re enjoying your morning coffee on the deck or hosting an evening fire, the sights and sounds of nature are all around you. The attached garage has the feel of a full workshop with its soaring ceilings, a new gas heater (2021), and added loft storage—perfect for toys, tools, or year-round projects. Inside, the home is bright and inviting with stacked windows in the living room that allow natural light to pour in, complemented by fresh light grey paint throughout. The kitchen has been tastefully renovated with warm wood-style cabinetry, new countertops, a striking granite tile backsplash, stainless steel appliances, black hardware, and a corner pantry. A large wagon wheel chandelier adds character above the dining area, tying in modern and rustic charm. The main level features three generous bedrooms and a four-piece bathroom, all centred around a cozy wood-burning fireplace in the living room—ideal for warming up during Alberta winters. The fully finished basement offers even more space with two additional bedrooms, a large family room with oversized windows, and a pellet

stove for efficient heating. A three-piece bathroom and a large laundry and storage area round out this level, offering both comfort and functionality. Living on acreage means freedom—space to build, garden, park your RV, ride ATVs, or simply breathe easier. You'll love the direct access to nearby ATV trails, boat launch, Waterways Dog Park, and the natural beauty of Wood Buffalo that surrounds you. This is a rare opportunity to own a private slice of paradise with all the amenities of town just a short drive away. Schedule your private tour today and experience the best of both worlds.

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