

# \$570,000 - 5407 Draper Road, Fort McMurray

MLS® #A2241954

**\$570,000**

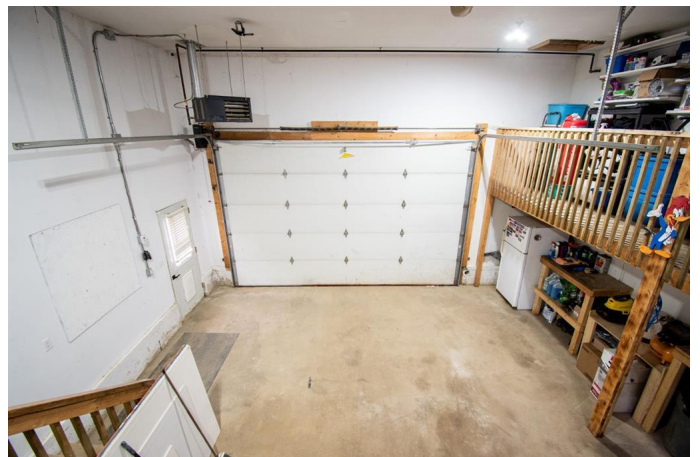
5 Bedroom, 2.00 Bathroom, 1,258 sqft  
Residential on 2.50 Acres

Waterways, Fort McMurray, Alberta

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.

Built in 2005

**Essential Information**

MLS® #	A2241954
Price	\$570,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,258
Acres	2.50
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	5407 Draper Road
Subdivision	Waterways
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4W1

## Amenities

Parking	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Side, Heated Garage, RV Access/Parking, Front Drive, Gravel Driveway, Insulated
# of Garages	2

## Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Pellet Stove
Has Basement	Yes
Basement	Finished, Full, Partially Finished

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Greenbelt, Many Trees, No Neighbours Behind, Rectangular Lot, Treed, Wooded, Sloped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 23rd, 2025
Days on Market	48
Zoning	CR

**Listing Details**

Listing Office                    The Agency North Central Alberta

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