THE A-TEAM RE/MAX FIRST

101 PEARSON Drive, Fort McMurray T9H 4S2

MLS®#:	**A2087109**	Area:	**Waterways**	Listing Date:	**10/13/23**	List Price:	**$532,000**
Status:	**Active**	County:	**Wood Buffalo**	Change:	**-$18k, 07-Feb**	Association:	**Fort McMurray**

General Information

Prop Type:	**Residential**
Sub Type:	**Detached**
City/Town:	**Fort McMurray**
Year Built:	**2017**

Lot Information

Lot Sz Ar:	**3,488 sqft**
Lot Shape:	

Finished Floor Area

Abv Sqft:	**1,742**
Low Sqft:	
Ttl Sqft:	**1,742**

DOM

210

Layout

Beds:	**4 (3 1)**
Baths:	**3.5 (3 1)**
Style:	**2 Storey**

Parking

Ttl Park:	**4**
Garage Sz:	

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Low Maintenance Landscape,Greenbelt,No Neighbours Behind,Views**

Park Feat: **Driveway,Front Drive,Parking Pad,RV Access/Parking,Side By Side**

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	**Vinyl Siding**
Heating:	**Forced Air,Natural Gas**	Flooring:	**Carpet,Laminate,Tile**
Sewer:		Water Source:	
Ext Feat:	**Fire Pit,Lighting,Private Entrance,Private Yard**	Fnd/Bsmt:	**Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garburator,Instant Hot Water,Microwave,Range Hood,Refrigerator,Stove(s),Tankless Water Heater,Washer/Dryer,Window Coverings**

Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Sump Pump(s),Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	**Main**	**4`7" x 6`1"**	**Dining Room**	**Main**	**11`11" x 15`7"**
Foyer	**Main**	**6`5" x 9`2"**	**Kitchen**	**Main**	**9`0" x 15`7"**
Living Room	**Main**	**15`9" x 17`0"**	**4pc Bathroom**	**Second**	**5`0" x 8`3"**
4pc Ensuite bath	**Second**	**10`0" x 15`5"**	**Bedroom**	**Second**	**11`3" x 13`1"**
Bedroom	**Second**	**9`6" x 15`1"**	**Bedroom - Primary**	**Second**	**10`8" x 15`5"**

4pc Bathroom	**Basement**	**7`8" x 5`0"**	**Bedroom**	**Basement**	**15`3" x 15`2"**
Family Room	**Basement**	**19`6" x 12`5"**	**Furnace/Utility Room**	**Basement**	**7`8" x 9`3"**

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R1S

Legal Desc: **8120033**

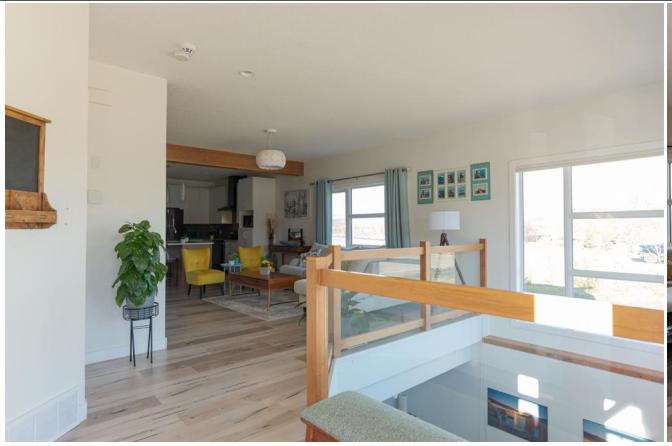
Remarks

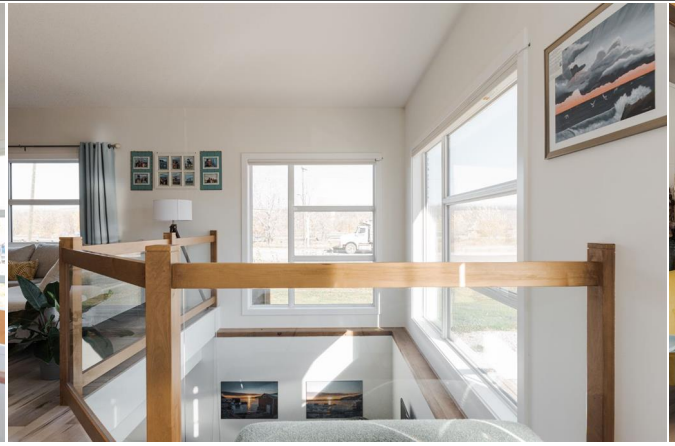
Pub Rmks: **Welcome to 101 Pearson Drive: The epitome of modern elegance, this fully developed home is unlike any other with its elevated design, unique floor plan and beautiful finishes - a 2016 rebuild done perfectly and tastefully located in the community of Waterways known for being quiet with parks, trails, tennis courts and sports fields and the home has scenic views from nearly every window with green space directly behind offering you a peaceful setting to call your own. Triumph Builders did an exceptional job with this home beginning with its modern exterior design that includes large triple pane windows and its unique combination of siding colours and materials giving it curb appeal and character while sitting proudly on a spacious corner. Ample parking can be found in front of the home and low maintenance landscaping in the fenced yard cuts down on your chores list offering you more time to relax and enjoy life. The contemporary design inside the home is breathtaking with glass railings that separate the main level from the family room down below, remote control blinds on both front windows and light coloured floors that go perfectly with the white walls for an airy aesthetic. Endless natural light fills every space in the open floor plan and the modern kitchen design includes two toned flat panel cabinets, two toned quarts countertops and upgraded black stainless steel appliances. A beautiful wood beam along the ceiling separates the living room from the kitchen and dining room where you'll find enough space for a large dining room table to gather with family, friends or host during any occasion. The second floor of the home is where 3 generous sized bedrooms are located, the first two at the top of the stairs followed by an office/flex space, a 4 pc bathroom with white finishes and a jetted tub, the upstairs laundry in the hall and then barn doors will lead you into the dreamy primary suite. It's here you'll want to escape to with enough space for a king size bed and a spa like ensuite bathroom complete with a dual rain shower head glass shower, a free standing tub with roman faucets and an over mounted vanity with quartz countertops. A water closet and linen closet complete the spacious ensuite, the bathroom everyone dreams of. The lower level of the home is cozy with grey carpet and a stone surround fireplace in the family room. Here you'll enjoy the sunlight from the main level above, a unique design feature making entertaining family and friends a fun experience during the holidays. An incredible sized fourth bedroom and another 4pc bathroom can also be found downstairs along with the utility/storage room and the home also comes equipped with Central A/C. A quality built home in a great community, schedule a tour today.**

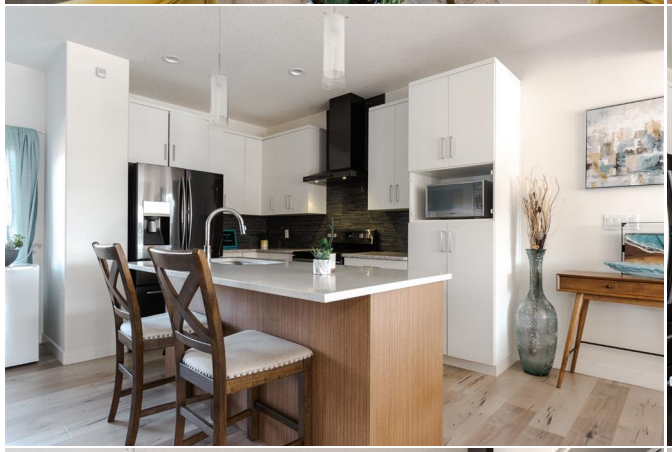
Inclusions: **N/A**

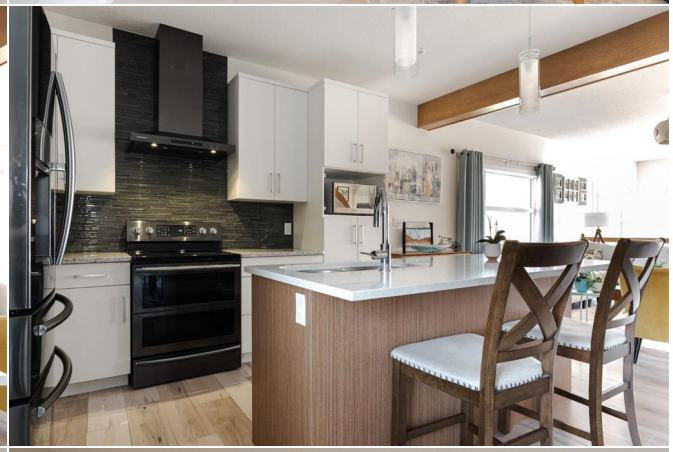
Property Listed By: **The Agency North Central Alberta**

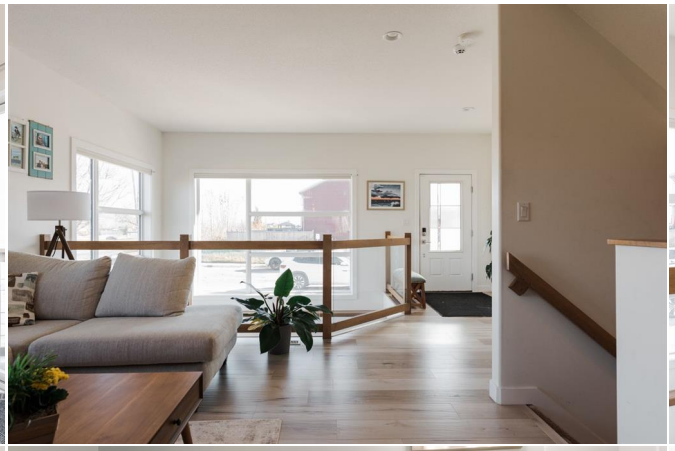
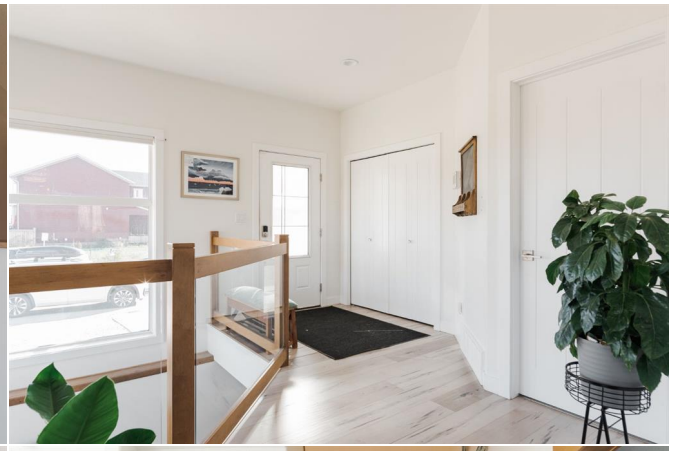
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800

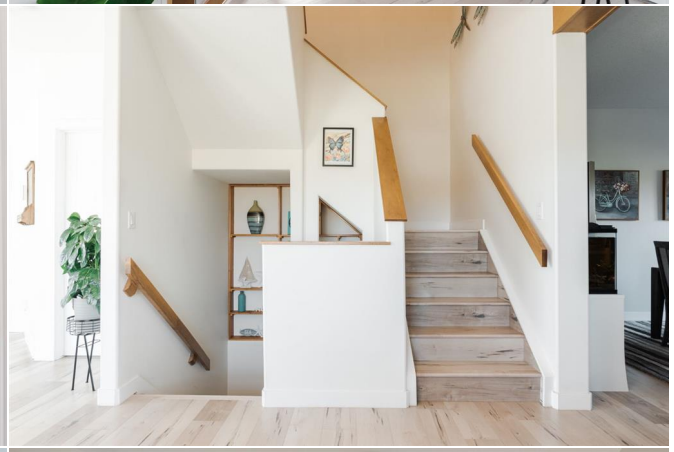


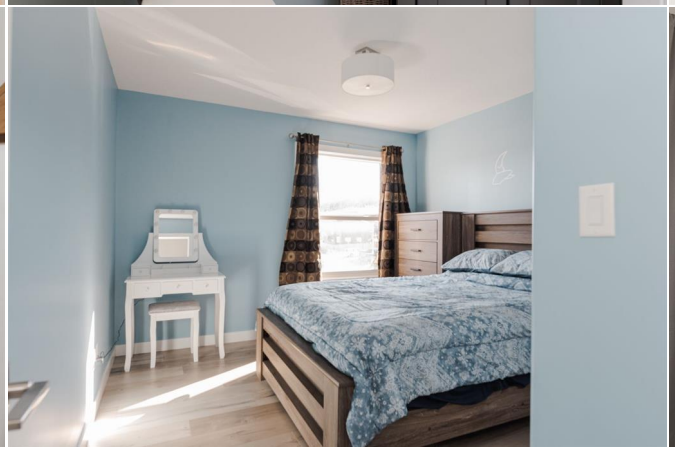


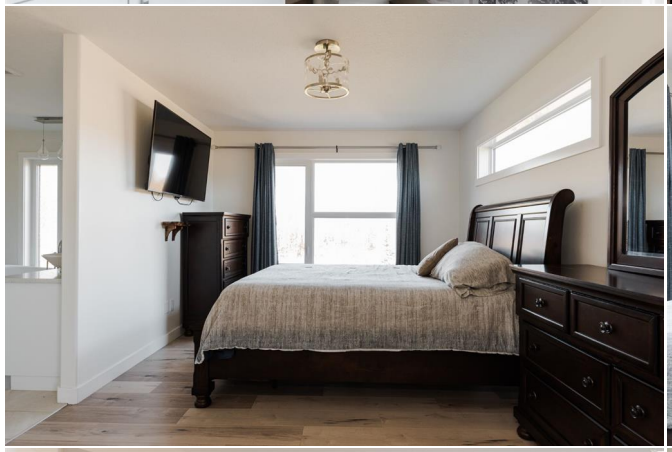
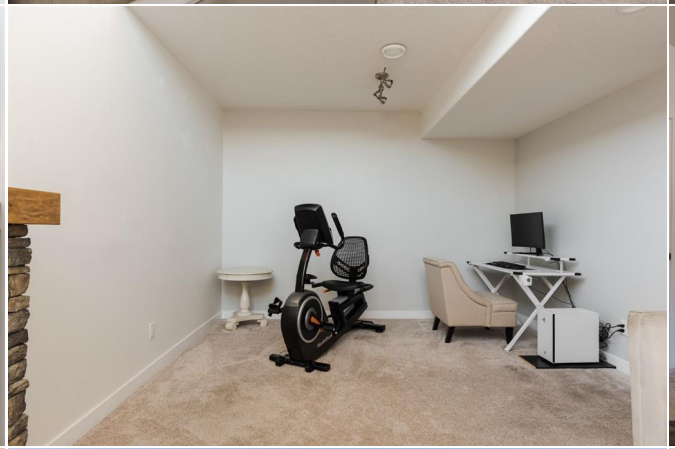
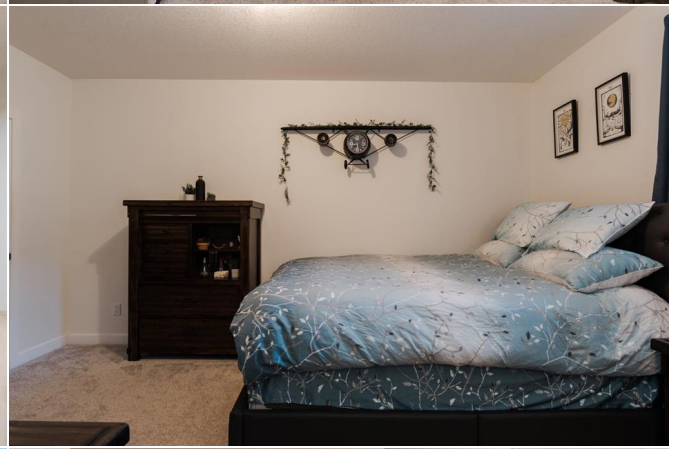
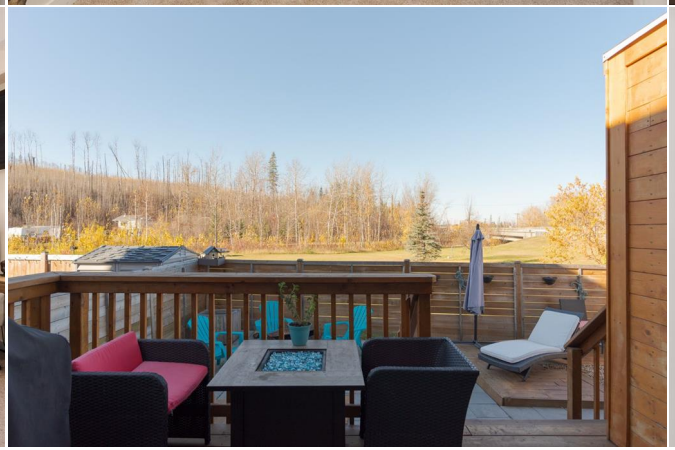
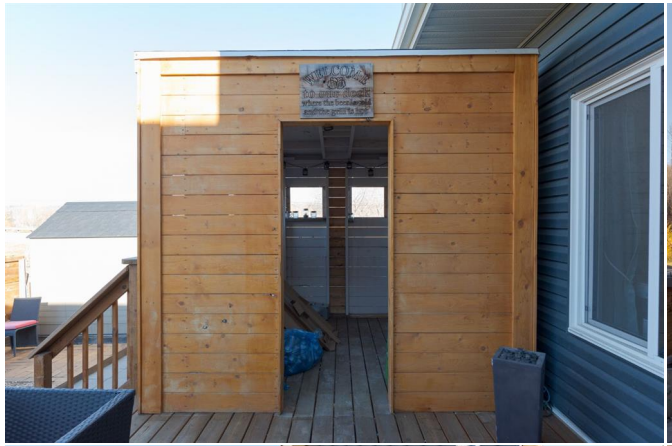
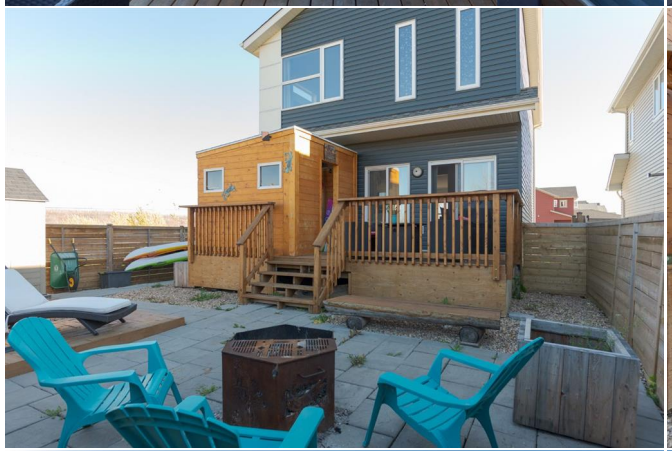
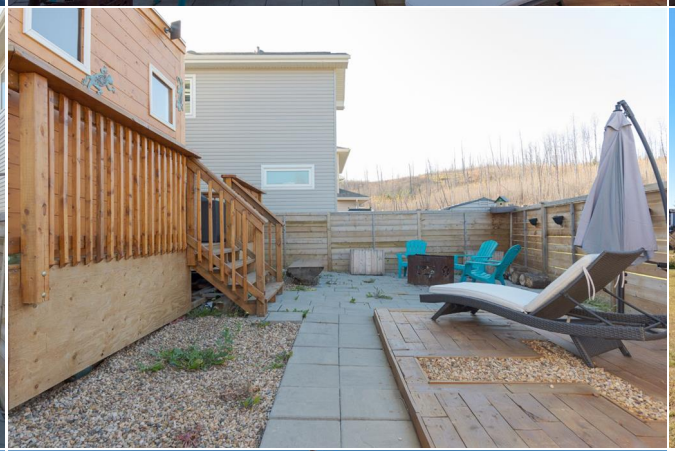






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