



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**205 DAFOE Way, Fort McMurray T9K 2Y6**

MLS®#: **A2100612**

Area: **Parsons North**

Listing Date: **01/11/24**

List Price: **\$649,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$30k, 02-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2016**

Finished Floor Area

Abv Sqft: **2,392**

Low Sqft:

Ttl Sqft: **2,392**

Lot Information

Lot Sz Ar: **3,790 sqft**

Lot Shape:

DOM

**126**

Layout

Beds: **6 (4 2 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Landscaped**

**Double Garage Attached,Garage Faces Rear,Heated Garage,Insulated,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,In Floor,Forced Air,Hot Water,Natural Gas**

Sewer: **Public Sewer**

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Ceramic Tile,Vinyl Plank**

Water Source:

**Public**

Fnd/Bsmt:

**ICF Block,Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Gas Stove,Microwave,Refrigerator,Stove(s),Tankless Water Heater,Washer/Dryer,Wine Refrigerator**

Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Soaking Tub,Stone Counters,Sump Pump(s),Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Connected,Sewer Connected,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`10" x 5`2"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>8`4" x 14`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 11`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>15`7" x 12`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 11`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>18`0" x 15`2"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`10" x 4`11"</b>

Bedroom	Basement	10`4" x 14`9"	Bedroom	Basement	9`10" x 14`11"
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		ND			
Legal Desc:		1421369			
		Remarks			
Pub Rmks:		<p><b>DON'T LET THE EXTERIOR FOOL YOU THIS HOME IS MASSIVE OFFERING 3470 SQ FT OF LIVING SPACE, 4 BEDROOMS UPSTAIRS, MAIN FLOOR OFFICE, 2 BEDROOM LEGAL SUITE!</b> This one-of-a-kind home has high-end finishing's from top to bottom. The Seller has spared no expense in this 2016 build which includes a concrete ICF Foundation, a hot roof system What is a Hot Roof? (retrofoamofmichigan.com), INFLOOR HEAT IN BOTH BASEMENT AND GARAGE ran on a Viessmann Boiler system, 50,000 BTU gas fireplace in the Great room, solid maple used on cabinets, 9 ft ceilings throughout, pot lighting, and more. Step inside this stunning home that features a massive main level that offers a beautiful open concept with 9ft ceilings, hardwood look tile floors, Great room featuring a built-in gas fireplace, mantle and built-in solid maple shelving. Massive windows with motorized custom blinds surround this room. This level continues with a gorgeous main floor office/bonus room that greets you with double French doors and is finished with a CUSTOM COFFERED CEILING. The dream kitchen has concrete countertops, wrap-around breakfast bar, tons of solid stained maple cabinets, built-in black stainless appliances, gas cooktop, &amp; wine fridge. The main level is complete with a custom mud room with built-ins and bench, 2 pc bathroom, and direct access to your attached double heated garage. The upper level is a large families dream with 4 oversized bedrooms. The Primary bedroom features a private balcony that is covered and screened in, a walk-in closet with custom built-in cabinets, then a 5 pc ensuite with an oversized jetted tub, double sinks, glass enclosed shower and heated floors. The upper level is finished with laundry room and an additional 4 pc bathroom. Upon completion of this month, the lower level will be completed with a 2-bedroom LEGAL SUITE (awaiting RMWB final approval). This level is finished with the same high-end finishing's as upper level and offers INFLOOR HEAT, full kitchen, in-suite laundry room, full bathroom, 9 ft ceilings, and 2 great-sized bedrooms. The exterior of the home has been fully landscaped with Artificial turf in the front yard, fencing, and an oversized extra long and wide STAMPED CONCRETE driveway that takes you to your ATTACHED HEATED GARAGE THAT IS FULLY DRYWALLED AND PAINTED AND COMPLETE WITH EPOXY FLOORS. You will see the pride the builder has put into the systems and finishing's of this home that is complete with CENTRAL A/C. All this and located in North Parsons, steps away from walking trails, parks, and more. Call today for your personal tour. NOTE: BASEMENT PHOTOS COMING SOON ON FINAL COMPLETITION</p>			
Inclusions:		2 Fridges, gas cooktop, built-in Oven, microwave, 2 dishwashers, 2 washers, 2 dryers, all window coverings, and motorized blinds, stove in suite, central a/c, wine fridge			
Property Listed By:		COLDWELL BANKER UNITED			

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













