



THE
A-TEAM

**RE/MAX
FIRST**

209 BLACKBURN Drive, Fort McMurray T9K 0X5

MLS® #: **A2109258**

Area: **Parsons North**

Listing Date: **02/21/24**

List Price: **\$664,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2013

Lot Information

Finished Floor Area

Lot Sz Ar:

4,790 sqft

Lot Shape:

Abv Sqft:

1,823

Low Sqft:

Ttl Sqft:

1,823

DOM

76

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Greenbelt

Double Garage Attached

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

Vinyl Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Refrigerator,Dishwasher,Electric Stove,Washer/Dryer

Int Feat:

No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	8`3" x 2`11"
Foyer	Main	9`2" x 8`6"
Laundry	Main	3`2" x 5`6"
4pc Bathroom	Second	8`3" x 4`9"
Bedroom	Second	14`0" x 9`8"
Bonus Room	Second	15`11" x 11`5"
4pc Bathroom	Basement	7`3" x 8`4"

Room	Level	Dimensions
Dining Room	Main	10`11" x 7`1"
Kitchen	Main	14`0" x 13`10"
Living Room	Main	15`7" x 11`7"
5pc Ensuite bath	Second	9`0" x 8`8"
Bedroom	Second	14`0" x 9`6"
Bedroom - Primary	Second	15`3" x 11`7"
Bedroom	Basement	11`3" x 9`9"

Bedroom	Basement	10`8" x 9`11"	Kitchen	Main	9`11" x 5`4"
Game Room	Basement	10`10" x 12`8"	Legal/Tax/Financial		

Title:	Zoning:				
Fee Simple	ND				
Legal Desc:	1220270	Remarks			

Pub Rmks:	<p>Backing on to Green space! Bonus Room! Walking Distance from Elsie Yanick Catholic School & Dave McNeilly Public School. This 1823 sq ft, 5 bed, 3 bath, 2 storey home sits in the beautiful new and growing community of Parsons Creek. Custom built in 2013, this elegantly designed home features a large and bright entryway with ceramic tile floors. The main level of this immaculately kept home features laminate floors as well as an open concept kitchen and living area. The chef's style kitchen is complete with gleaming white quartz countertops, two tonne cabinetry with soft close drawers, centre island with eat up breakfast bar, stainless steel appliances, corner pantry, and a bright & open dining area! The bright and cozy living room is finished with large windows, laminate floors, custom gas fireplace with beautiful stone feature wall! The upper level of this home features an 15'11" x 11'5 BONUS ROOM that makes for a perfect spot to enjoy movie night with the family. The spacious master bedroom is complete with large windows, walk in closet, and boasts 4 piece ensuite bath. The ensuite bath is complete with dual sinks, jetted tub and a large stand up shower! Enjoy side entry access that leads down to a fully developed legal basement suite that has been finished with 2 bedrooms, laminate floors, recreation games room and a functional kitchen with stainless steel appliances. Send the kids outdoors to the fully fenced and landscaped backyard that has been finished with a beautiful deck and provides quick access to the walking trails and green space! If that is not enough this home has been upgraded, A/C and forced air heating in the garage! Call now to schedule your private viewing!</p>
Inclusions:	Fridge, Stove, Dishwasher, washer, dryer, microwave. A/C, garage heater, garage controls, window coverings. Basement: fridge, stove, dishwasher, washer, dryer.
Property Listed By:	ROYAL LEPAGE BENCHMARK

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











