



THE
A-TEAM

**RE/MAX
FIRST**

172 COVENTRY Drive, Fort McMurray T9K2X4

MLS®#: **A2111504**

Area: **Parsons North**

Listing Date: **03/01/24**

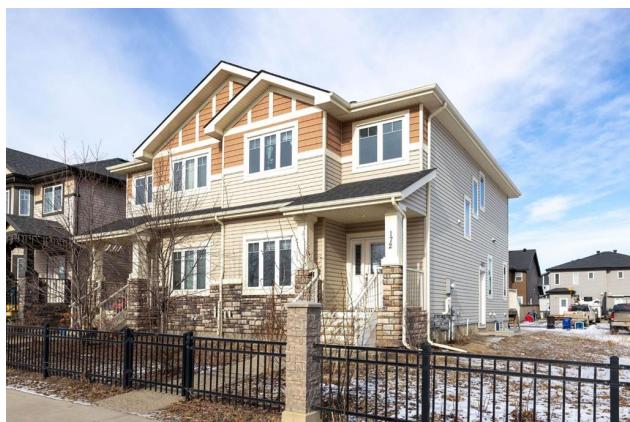
List Price: **\$467,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$37k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

1,769

Year Built:

2014

Low Sqft:

Ttl Sqft:

1,769

Lot Information

Lot Sz Ar:

2,911 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Front Yard

Single Garage Attached

DOM

76

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Private Entrance**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Refrigerator,Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

High Ceilings,Pantry,Sump Pump(s),Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`1" x 7`2"
Kitchen	Main	14`1" x 23`2"
4pc Bathroom	Second	5`10" x 8`4"
Bedroom	Second	9`8" x 11`10"
Bedroom - Primary	Second	11`8" x 15`3"
4pc Bathroom	Basement	9`4" x 5`0"
Kitchen	Basement	9`6" x 11`11"

Room	Level	Dimensions
Dining Room	Main	8`7" x 14`1"
Living Room	Main	15`2" x 16`9"
5pc Bathroom	Second	7`10" x 12`0"
Bedroom	Second	9`10" x 13`3"
Walk-In Closet	Second	8`1" x 5`8"
Bedroom	Basement	9`3" x 13`7"
Laundry	Basement	11`1" x 7`9"

Game Room

Basement

15`10" x 17`1"

Legal/Tax/Financial

Title:
Fee Simple

Legal Desc:

1320225

Zoning:
ND

Remarks

Pub Rmks:

Welcome to your dream home in the heart of Parsons Creek! This stunning duplex offers just under 1800 square feet of living space, combining elegance, comfort, and functionality. Situated in a vibrant community, this property boasts a 3 bedroom upstairs with a large walk in closet in the master bedroom. Upstairs laundry for the upstairs living and fully legal 1-bedroom basement suite, ideal for generating rental income or accommodating extended family. This home has an attached garage in rear of home and offers great parking for up to 3 vehicle on your own driveway. This home offers Spacious and bright open concept living area. A gorgeous modern feel when you walk in to the wide open kitchen. Offers 2 eating areas to host guests or family with a cozy fireplace for that warm feeling . offers a 5-piece bathroom with a 6 ft jetted Jacuzzi tub with tile surround and his and her vanities. From the hardwood floors and modern fireplace to the quartz countertops and stunning master ensuite, this home has it all. Don't wait book your showing today and come see this gorgeous home!!!!

Inclusions:

Property Listed By:

SOLD AS IS WHERE IS

EXP REALTY

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







