



THE
A-TEAM

**RE/MAX
FIRST**

100 MACRAE Place, Fort McMurray T9K0Z7

MLS® #: **A2119293**

Area: **Parsons North**

Listing Date: **04/01/24**

List Price: **\$787,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2012

Lot Information

Finished Floor Area

Lot Sz Ar:

6,932 sqft

Lot Shape:

Abv Sqft:

2,392

Low Sqft:

Ttl Sqft:

2,392

DOM

30

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

8

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Corner Lot,Front Yard,See Remarks

Aggregate,Double Garage Attached,Garage Door Opener,Garage Faces Front,Parking Pad,RV Access/Parking,RV Gated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**

Sewer: **Public Sewer**

Ext Feat: **Private Entrance,Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Water Heater,Microwave Hood Fan,Oven,Refrigerator,See Remarks,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Crown Molding,Granite Counters,High Ceilings,Kitchen Island,See Remarks,Separate Entrance,Vinyl Windows**

Utilities:

Room Information

Room

Kitchen

2pc Bathroom

Office

Bedroom - Primary

Bedroom

Level

Main

Main

Main

Second

Second

Dimensions

19`3" x 14`10"

6`9" x 7`5"

10`0" x 7`10"

25`10" x 23`0"

11`5" x 11`2"

Room

Dining Room

Living Room

Laundry

Bedroom

4pc Bathroom

Level

Main

Main

Main

Second

Second

Dimensions

12`11" x 8`9"

21`6" x 13`3"

9`8" x 6`6"

11`10" x 9`6"

8`9" x 8`11"

5pc Ensuite bath
Bedroom
4pc Bathroom

Second
Basement
Basement

11`8" x 14`7"
12`5" x 11`4"
9`11" x 5`11"

Kitchen With Eating Area
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

28`6" x 15`9"
12`4" x 8`10"
10`4" x 10`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
ND

1222497

Remarks

Pub Rmks:

Welcome to this **STUNNING 2-Story** home nestled in a **DESIRABLE NEIGHBORHOOD!** with 2392 Sq Ft of exquisite Design . This residence offers a **2 BEDROOM LEGAL SUITE** & a thoughtfully laid out floor plan that **MAXIMIZES SPACE & FUNCTIONALITY**. This spacious residence offers ample living space for your family. The **QUALITY CRAFTMANSHIP** is evident throughout the home. **UPON WAKING IN** you are greeted by a **SPACIOUS ENTRANCE** with a **LARGE WALK-IN-CLOSET**, there is **MAIN FLOOR OFFICE**, 2 pcs **BATHROOM**, then step in the **HEART OF THE HOME** and be **CAPTIVATED** by the **STUNNING KITCHEN**, featuring **CUSTOM MAPLE CABINETS**, **CROWN MOLDINGS**, **GRANITE COUNTER TOPS**, **UPPER GLASS CABINETS**, **UNDER COUNTER LIGHTING**, A **LARGE SIT-UP ISLAND** perfect for **ENTERTAINING** guests or enjoying **FAMILY TIME.**, **TILE FLOORING**. There is **ACCESS TO BACK DECK** off the **SUNNY DINING AREA** which is open to the beautiful **LIVING ROOM** that is **ADORNED WITH HIGH CEILINGS & SOARING BRIGHT WINDOWS** to allow loads of beautiful **NATURAL LIGHTING** IN **CREATING A WARM & INVITING ATMOSPHERE**, **BEAUTIFUL HARDWOOD FLOORING**. **MAIN FLOOR LAUNDRY**, 2 **PCS BATHROOM & ACCESS TO DOUBLE ATTACHED IN FLOOR HEATED GARAGE**. **UPPER LEVEL OFFERS 3 BEDROOMS ,OVERSIZED PRIMARY BOASTS A BEAUTIFUL 5 PCS ENSUITE**, **LARGE WALK IN CLOSET**. 2 **FULL SPARE ROOMS** each with **WALK-IN CLOSETS** & there is another 4 **PCS BATHROOM** . Off the **MAIN LEVEL** you have **BASEMENT ACCESS** with **PRIVATE ACCESS TO THE UTILITY ROOM & STORAGE** and the **BASEMENT SUITE**. **DOWNSTAIRS**, the **BASEMENT PRESENTS** a **2 BEDROOM LEGAL SUITE** that has a **PRIVATE SEPARATE ACCESS TO THE FULLY SELF CONTAINED SUITE FROM THE OUTSIDE** , This 2 **BED LEGAL SUITE** offers a 4 **PCS BATHROOM**, **SPACIOUS OPEN CONCEPT EAT-IN KITCHEN**, & **LIVING ROOM**, this **OFFERS POTENTIAL RENTAL INCOME OR SPACE FOR EXTENDED FAMILY**. **OUTSIDE** offers a **DOUBLE ATTACHED IN FLOOR HEATED GARAGE w/ LARGE OVER SIZED DRIVEWAY & GATED R.V. PARKING** (with a boulevard crossing permit) in the **BACKYARD** provide ample space for **VEHICLES**, **R.V.PARKING & OUTDOOR ACTIVITIES**. **SITUATED IN A DESIRED NEIGHBORHOOD**, this **CUSTOM BUILT HOME COMBINES LUXURY, COMFORT & CONVENIENCE**. Don't miss your chance to call this **EXQUISITE** property yours. **CENTRAL AIR CONDITIONING, HEATED FLOORING. APPLIANCES, WINDOW COVERINGS** included. Original owners and **PRIDE OF OWNERSHIP SHOWS**.

Inclusions:
2 Fridges, 2 Stoves, 2 Dishwashers, Washer & Dryer (up), Stackable Washer & Dryer (Down), 2 OTR Microwaves, Window Coverings, Central Air Conditioner, Garage Door Opener, In Floor Heating,
Property Listed By: **COLDWELL BANKER UNITED**

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









