



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**201 WARD Crescent, Fort McMurray T9K 0x6**

MLS® #: **A2120472**

Area: **Parsons North**

Listing Date: **04/12/24**

List Price: **\$659,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 06-May**

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:

**5,800 sqft**

Lot Shape:

Abv Sqft:

**2,258**

Low Sqft:

Ttl Sqft:

**2,258**

DOM

**34**

Layout

Beds:

**7 (5 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**5**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Low Maintenance Landscape,Landscaped,Private**

**Alley Access,Double Garage Detached,Driveway,Garage Door Opener,Heated Garage,Insulated,Off Street,Oversized,Parking Pad,Rear Drive,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Hardwood,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 7`6"</b>
<b>Family Room</b>	<b>Main</b>	<b>14`6" x 20`5"</b>
<b>Mud Room</b>	<b>Main</b>	<b>9`1" x 5`6"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`0" x 12`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 11`10"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`11" x 4`10"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 11`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`5" x 7`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`1" x 13`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`1" x 4`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 11`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`0" x 20`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`5" x 11`9"</b>

Bedroom	Basement	9`11" x 12`6"	Dining Room	Basement	6`3" x 5`9"
Kitchen	Basement	10`11" x 15`3"	Game Room	Basement	12`5" x 19`1"
Legal/Tax/Financial					

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

Pub Rmks:	<p>Welcome to your dream home in Parson Creek, boasting a prime location near elementary schools, parks, walking trails, and serene ponds. Situated on a quiet street with friendly neighbors, this truly unique property offers an extraordinary living experience with over 3200+ SQFT OF FINISHED LIVING SPACE with 7 BEDROOMS AND 3 1/2 BATHROOMS. Step inside and admire the entranceway, featuring soaring ceilings and a stunning staircase with rod-iron railing, bathed in abundant natural light. The main floor is thoughtfully designed, offering versatility with TWO ADDITIONAL ROOMS perfect for bedrooms, a home office, or playrooms. These two rooms share a two way gas fireplace giving a cozy ambiance no matter where you are. The spacious LIVING ROOM HAS BEEN BUILT OUT AND EXTENDED for enhanced functionality, featuring a cozy corner fireplace and lots of windows adding natural light. This additional space truly makes this home one of a kind. The kitchen is a chef's delight, boasting ample storage, granite countertops, stainless steel appliances, and a large island for effortless meal preparation. Main floor laundry and a mudroom add convenience to everyday living. Upstairs, discover two spare bedrooms, a full bath, and an impressive primary bedroom spanning over 200sqft, complete with a walk-in closet and a spa-like ensuite featuring a stand-up shower, jetted tub, modern tile, and upgraded fixtures. The fully developed basement offers even more living space with a 2-BEDROOM LEGAL SUITE, featuring a separate SIDE ENTRANCE, ADDITIONAL INSULATION FOR SOUNDPROOFING, a full kitchen with ample storage, a spacious dining area, and a comfortable living room flooded with natural light. With its own laundry and storage, this suite provides excellent rental potential or extra space for extended family. Outside, entertain in style on the deck with a pergola, overlooking the low-maintenance backyard with ARTIFICIAL TURF AND A STAMPED CONCRETE PAD, perfect for enjoying the summer months without the hassle of upkeep. The OVERSIZED DOUBLE HEATED GARAGE is a car enthusiast's dream, boasting EPOXY FLOORS, RADIANT HEAT, and BUILT IN STORAGE CABINETS. Rear PARKING OFF THE ALLEY offers room for at least 3 additional vehicles. Don't miss this opportunity to own a stunning home with exceptional features both inside and out. Bonus Features: Central A/C, Home heated with two furnaces elieviated high utility bills. Schedule your showing today and make this your new sanctuary in Parson Creek!</p>
Inclusions:	<p>Main Foor: Fridge, Stove, Dishwasher, Over the Range Microwave Basement: Fridge, Stove, Dishwasher, Over the Range Microwave All existing window coverings, Central A/C, Garage Door Opener with 2 Remotes, Shed, All Existing TV Mounts, Wall Shelf Upstairs in Spare Bedroom, Washer/Dryer X 2, Pergola</p>
Property Listed By:	COLDWELL BANKER UNITED

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



















