



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**121 COLLICOTT Drive, Fort McMurray T9K 2W8**

MLS®#: **A2122989**

Area: **Parsons North**

Listing Date: **04/15/24**

List Price: **\$479,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Fort McMurray**

Year Built:

**2018**

Lot Information

Lot Sz Ar:

**3,227 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

**1,733**

Low Sqft:

Ttl Sqft:

**1,733**

DOM

**31**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

**Back Yard,Standard Shaped Lot,Street Lighting  
Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Concrete**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Pantry,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 13`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`7" x 15`9"</b>
<b>Family Room</b>	<b>Second</b>	<b>9`8" x 13`11"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>8`8" x 7`4"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`3" x 8`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 12`3"</b>
<b>Kitchen</b>	<b>Suite</b>	<b>14`6" x 10`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 8`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`5" x 6`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`0" x 12`10"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>4`11" x 9`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`8" x 11`6"</b>
<b>Game Room</b>	<b>Suite</b>	<b>11`3" x 9`1"</b>
<b>Bedroom</b>	<b>Suite</b>	<b>11`6" x 9`6"</b>

4pc Bathroom Storage	Suite Suite	8`3" x 5`4" 4`11" x 15`3"	Furnace/Utility Room	Suite	7`10" x 9`5"
Legal/Tax/Financial					

Title: <b>Fee Simple</b>	Zoning: <b>ND</b>	
Legal Desc:	<b>1320334</b>	Remarks

Pub Rmks:	<p><b>Welcome to 121 Collicott Drive, where luxury meets functionality in this stunning 4-bedroom, 3.5-bathroom duplex with a one-bedroom legal suite. This home offers all the bells and whistles you could desire, including a bonus room, back alley access, extra-wide driveway, double attached garage, and more. Nestled in the heart of Parsons North, this home was meticulously designed for both style and practicality. The open-concept kitchen, dining area, and living room create the perfect space for entertaining guests. The kitchen features modern backsplash, white cabinetry, sparkling quartz countertops, a breakfast bar, spacious pantry, and stainless steel appliances. The dining area flows seamlessly into the living room, which is bathed in natural light, creating a warm and inviting atmosphere. The main level boasts vinyl plank flooring throughout, with a spacious foyer that includes two front closets and a built-in bench seating. A convenient 2-piece bathroom is located nearby for added convenience. Upstairs, you'll find a large bonus room, upper-level laundry, and a main 4-piece bathroom. Three generous-sized bedrooms offer ample closet space, with the primary bedroom boasting a luxurious 3-piece ensuite and large walk-in closet. The fully finished basement features a one-bedroom legal suite with a full kitchen, separate laundry, full 4-piece bathroom, and living room. Outside, the fully fenced backyard provides privacy and security, while back alley access offers additional storage options and yard access. The double attached garage and included window coverings are added bonuses to this exceptional property. Conveniently located near bus routes, walking trails, parks, schools, and just one overpass away from site, this home offers the perfect combination of convenience and luxury. This home is truly an amazing home ownership opportunity, not to mention this home is in like new condition. Check out the photos, floor plans, and 3D tour, and call today to book your personal viewing.</b></p>
Inclusions:	<b>Refrigerator X2, Stove X2, Dishwasher X2, Washer X2, Dryer X2, and All Window Coverings X2.</b>
Property Listed By:	<b>ROYAL LEPAGE BENCHMARK</b>

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











