



THE
A-TEAM

**RE/MAX
FIRST**

173 COLLICOTT Drive, Fort McMurray T9K 2W9

MLS®#: **A2123631**

Area: **Parsons North**

Listing Date: **04/16/24**

List Price: **\$469,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

1,399

Year Built:

2013

Low Sqft:

Ttl Sqft:

1,399

Lot Information

Lot Sz Ar:

2,866 sqft

Lot Shape:

0.00X0.00

DOM

15

Layout

Beds:

5 (4 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Landscaped,Standard Shaped Lot

Concrete Driveway,Driveway,Heated Garage,Insulated,Off Street,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,In Floor,Fireplace(s),Forced Air,Natural Gas**
Sewer: **Sewer**
Ext Feat: **Garden,Lighting,Private Entrance,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete,See Remarks**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Instant Hot Water,Microwave,Range Hood,Refrigerator,See Remarks**
Int Feat: **Central Vacuum,Closet Organizers**
Utilities: **Cable Available,Electricity Available,Natural Gas Available,Garbage Collection,High Speed Internet Available**

Room Information

Room	Level	Dimensions
Bedroom	Upper	1`0" x 1`0"
4pc Bathroom	Second	1`0" x 1`0"
Dinette	Main	9`7" x 9`0"
4pc Ensuite bath	Upper	
Kitchen	Main	1`0" x 1`0"
Bedroom	Second	1`0" x 1`0"

Room	Level	Dimensions
Bedroom	Lower	1`0" x 1`0"
Living Room	Main	12`1" x 19`2"
Bedroom	Second	12`3" x 9`6"
2pc Bathroom	Main	
4pc Bathroom	Basement	
Bedroom - Primary	Second	12`1" x 13`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1320334

Zoning:
ND

Remarks

Pub Rmks:

This property is in immaculate condition and ready for its new owners! Located on a quiet street in Parsons North, this property is just steps away from fantastic parks and an expansive trail system. Breathtaking entry boasts soaring ceiling with impressive stairwell to the second floor. The kitchen features granite countertops and stainless-steel appliances. The functional island has pendulum light fixtures and more granite. The living room has a stylish gas fireplace with stainless steel surround. Large windows to the backyard and direct access to the deck make space ideal for hosting and relaxing. The dining room is just off the kitchen and has a privacy window inviting nature light! Completing the open main floor is direct access to the heated garage and bathroom. The upper floor is where you'll find a bonus room that is perfect for a second TV and desk space. Bedrooms 2 and 3 are both have large windows to the backyard. The large Prime Bedroom also has large front facing windows. The ensuite features a large jetted tub, granite topped vanity with dual sinks and walk-in closet with functional built in organizers. 2nd floor laundry is a smart feature and also has - more granite. Separate side entry to the basement is bright and inviting. With a smartly designed kitchenette, separate laundry area and full bathroom; this is a very attractive value adding feature of the property. With a large bedroom and in-floor heat, your basement guests will be very comfortable.

Inclusions:
Property Listed By:

N/A
ROYAL LEPAGE BENCHMARK

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











