



THE
A-TEAM

**RE/MAX
FIRST**

104 COLLICOTT Drive, Fort McMurray T9K2W8

MLS®#: **A2128840**

Area: **Parsons North**

Listing Date: **05/07/24**

List Price: **\$549,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$7k, 23-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2013**
Lot Information
Lot Sz Ar: **3,359 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,450**
Low Sqft:
Ttl Sqft: **1,450**

DOM

197
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:
Lot Feat: **Private**
Park Feat: **Parking Pad,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Dog Run,Private Entrance**

Construction: **Vinyl Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	18`0" x 13`2"	Bedroom	Second	10`5" x 9`7"
3pc Ensuite bath	Second	7`9" x 5`6"	4pc Bathroom	Second	4`11" x 9`0"
Bedroom	Second	9`7" x 10`5"	2pc Bathroom	Main	5`10" x 5`1"
Dining Room	Main	12`8" x 10`1"	Kitchen	Main	11`10" x 15`4"
Living Room	Main	11`7" x 11`7"	4pc Bathroom	Basement	5`1" x 7`5"
Bedroom	Basement	7`11" x 11`4"	Bedroom	Basement	9`5" x 10`6"
Kitchen	Basement	10`9" x 17`2"	Other	Basement	8`1" x 14`5"

Title:
Fee Simple
Legal Desc:

Zoning:
ND

1320334

Remarks

Pub Rmks: **Welcome to this beautiful Two Storey Home located in the Parson's North Area. This home has a LEGAL/TWO BEDROOM SUITE with SEPARATE ENTRANCE perfect for extra income. It also has 9 ft ceilings on the main floor & basement, an open concept kitchen/dinning/living room, excellent for entertaining, stainless steel appliances, breakfast bar & nice size pantry. Living room offers plenty of natural lighting and a gas fireplace for those cozy evenings. Second level has 3 bedrooms, 2 full baths w/master having 4-pc ensuite w/ jetted tub & large walk in closet. The basements legal suite, has a 4pc bath, 2 bedrooms, kitchen/ living space & separate laundry facilities, AC and central vac with attach. Fully fenced in back yard for your children and fur babies to play. The large 16x20 heated shed features a craft/sewing room and a separate gardening/ storage area. Definitely a must see !! Call today to schedule your showing.**

Inclusions:
Property Listed By: **Fridge(2), Stove(2), Dishwasher,(2) Microwave,(2) Washer, Dryer,(2) Central AC, Central Vac & Attachments, Blinds and Heater in shed ROYAL LEPAGE BENCHMARK**

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







