



THE
A-TEAM

**RE/MAX
FIRST**

125 CHALIFOUR Street, Fort McMurray T9K 2Y3

MLS®#: **A2134351** Area: **Parsons North** Listing **05/24/24** List Price: **\$482,900**
 Status: **Pending** County: **Wood Buffalo** Change: **-\$2k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2014** Abv Sqft: **1,657**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,496 sqft** Ttl Sqft: **1,657**
 Lot Shape:

DOM

115
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Front Yard,Lawn,Interior Lot**
 Park Feat: **Double Garage Detached,Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Central Vacuum,Closet Organizers,High Ceilings,Jetted Tub,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 5`0"	Dining Room	Main	15`3" x 6`11"
Foyer	Main	8`5" x 5`3"	Kitchen	Main	13`0" x 16`1"
Laundry	Main	5`6" x 6`9"	Living Room	Main	12`5" x 15`0"
Mud Room	Main	7`6" x 9`2"	4pc Bathroom	Second	10`8" x 5`0"
5pc Ensuite bath	Second	7`9" x 8`8"	Bedroom	Second	10`1" x 10`11"
Bedroom	Second	10`1" x 11`1"	Bedroom - Primary	Second	13`6" x 18`2"

4pc Bathroom
Bedroom
Living Room

Basement
Basement
Basement

8`5" x 5`0"
11`10" x 5`9"
11`10" x 12`10"

Bedroom
Kitchen
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement
Basement

7`9" x 10`3"
11`10" x 5`9"
7`10" x 15`6"

Title:
Fee Simple
Legal Desc:

1320334

Zoning:
ND

Remarks

Pub Rmks:

Welcome to 125 Chalifour Street: This former show home, located in the beautiful neighbourhood of Parsons Creek, boasts a two-bedroom legal suite, exceptional interior finishes, a spacious detached garage, and additional parking. Situated in the northernmost residential area, this home provides easy access to site locations while being just a stone's throw from playgrounds and schools. The home's red vinyl siding and covered front porch give it standout curb appeal. Inside, high ceilings soar over the open-concept living area where immaculate hardwood floors and a natural gas fireplace grace the living room. The spacious dining room sits next to a long eat-up peninsula, and the kitchen features modern cupboards, stainless steel appliances, and ample counter and storage space. Completing the main level are a two-piece bathroom and the main floor laundry. Upstairs, you'll find a four-piece bathroom at the top of the stairs followed by two generously sized bedrooms. At the end of the hallway is the primary retreat, which comfortably fits a king bed and includes a walk-in closet and a spa-like bathroom with a large soaker tub and a double vanity. The lower level hosts a legal two-bedroom suite with a full kitchen, open living space, and a four-piece bathroom. The suite is ready to rent with all the furniture included and has its own laundry machines. In-floor heating ensures warmth year-round, and the home is also equipped with a water softener and HRV system. Relax on the back deck under the shade of the gazebo while the kids or dogs play in the yard. The heated garage offers extra storage space, and the parking stall next to it provides additional outdoor parking. The garage features an upgraded ten-inch concrete slab. Schedule a tour of this beautiful home today!

Inclusions:
Property Listed By:

FRIDGE X2, STOVE X2, MICROWAVE X2, WASHER+DRYER X2, DISHWASHER X2, GARAGE HEATER, BLACK SHELF, TREADMILL AND ELLIPTICAL, GAZEBO.
The Agency North Central Alberta

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