



THE
A-TEAM

**RE/MAX
FIRST**

136 WARD Crescent, Fort McMurray T9K 0X6

MLS® #: **A2144836** Area: **Parsons North** Listing **06/29/24** List Price: **\$549,999**
 Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 03-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2013** Abv Sqft: **1,915**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,012 sqft** Ttl Sqft: **1,915**
 Lot Shape:

DOM

79
Layout
 Beds: **5 (3 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat:
 Park Feat:

Other

Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Parking Pad, Rear Drive, RV Access/Parking, Side By Side, Stall, Tandem

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Stone, Vinyl Siding**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
 Int Feat: **Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`5" x 5`0"	Breakfast Nook	Main	13`6" x 8`1"
Dining Room	Main	11`7" x 12`4"	Foyer	Main	9`0" x 7`2"
Kitchen	Main	13`6" x 13`4"	Living Room	Main	16`1" x 17`1"
4pc Bathroom	Second	8`7" x 4`11"	5pc Ensuite bath	Second	9`0" x 12`8"
Bedroom	Second	10`1" x 13`9"	Bedroom	Second	12`7" x 13`11"
Bedroom - Primary	Second	20`9" x 14`1"	3pc Bathroom	Basement	8`0" x 5`0"
Bedroom	Basement	8`0" x 10`0"	Bedroom	Basement	8`0" x 10`0"

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

Remarks

Pub Rmks: **Welcome to 136 Ward Crescent: This five-bedroom home, located in Parsons Creek North, offers beautiful finishes and an attached double car garage with a driveway for four vehicles. Situated just a stone's throw from schools and playgrounds, it includes a two-bedroom legal suite, presenting an excellent investment opportunity for first-time homebuyers or anyone looking to upgrade while enjoying the potential rental income of the basement. The home is warm and welcoming, beginning with the front living room featuring an oversized front window that brings in plenty of natural light. Hardwood floors, crown moldings, and a natural gas fireplace contribute to the home's elevated aesthetic. The spacious kitchen accommodates an oversized dining table and a breakfast nook, making it ideal for gatherings with its long island, ceiling-height cupboards, and corner pantry for optimal storage space. The kitchen and dining nook boast tile floors, while the adjacent dining room features pristine hardwood floors. The main level also includes a four-piece bathroom for your convenience and added value and access to the oversized 26x20 heated attached garage. Upstairs, you'll find a private setting for three generously sized bedrooms. The primary bedroom is large enough to accommodate a sitting area and has two closets, plus a large ensuite bathroom with a soaker tub and a large glass shower. Another four-piece bathroom and laundry complete the upper level. The basement houses a two-bedroom legal suite with an oversized open-concept living area, a full kitchen with stainless steel appliances, and ample storage and counter space. At the back of the suite are two perfectly sized bedrooms and a four-piece bathroom, plus stacked laundry machines for the occupants' use. The home is equipped with two furnaces, central A/C, a gas line for the BBQ on the back deck, and plenty of storage space for your recreational toys or vehicles via the back alley access. Located on a quiet street near bus routes with easy access to the highway, schedule a private tour of this beautiful home today.**

Inclusions: **Garage Heater, Fridge x2, Stove x2, Dishwasher x2, Washer + Dryer x2, Microwave x2.**
Property Listed By: **The Agency North Central Alberta**

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