



THE
A-TEAM

**RE/MAX
FIRST**

185 CLARKSON Street, Fort McMurray T9K 2X5

MLS®#: **A2146416**

Area: **Parsons North**

Listing Date: **07/03/24**

List Price: **\$464,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$26k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Fort McMurray**
Year Built: **2013**

Lot Information
Lot Sz Ar: **2,894 sqft**
Lot Shape:

Access: **Back Lane**
Lot Feat: **Concrete Driveway, Parking Pad, Single Garage Attached**
Park Feat:

Finished Floor Area
Abv Sqft: **1,704**
Low Sqft:
Ttl Sqft: **1,704**

DOM

106
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey, Side by Side**

Parking
Ttl Park: **3**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air, Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Concrete, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dryer, Microwave, Refrigerator, Stove(s), Washer**
Int Feat: **Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`1" x 19`7"
Dining Room	Main	8`11" x 15`6"
Bedroom	Upper	12`3" x 9`5"
Family Room	Upper	14`9" x 10`5"
Bedroom - Primary	Upper	13`5" x 13`10"
Walk-In Closet	Upper	4`11" x 8`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`1" x 15`6"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	11`4" x 9`6"
4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	8`10" x 8`7"
Game Room	Basement	22`7" x 15`5"

Bedroom **Basement** **8`11" x 13`1"** **4pc Bathroom** **Basement** **0`0" x 0`0"**
Legal/Tax/Financial

Title: Zoning: **ND**
Fee Simple
Legal Desc: **1320334**

Remarks

Pub Rmks: **Check out this awesome duplex at 185 Clarkson Street in North Parsons. It's perfect for families and outdoor enthusiasts, being close to schools, trails, skate parks, and splash parks. Built in 2013 by Twin River Homes Ltd., this 1700 sq ft duplex has classic decorative accent walls and an open-concept floor plan. On the main floor, there's a bright white galley kitchen with marble-look stone countertops and full stainless steel appliances. The hardwood flooring and ceramic tiling throughout add an elegant touch. Upstairs, you'll find a bonus area, convenient upstairs laundry, and two guest bedrooms. The primary bedroom has an ensuite with a stand-up shower, a spacious soaker tub, an oversized vanity, and a walk-in closet. This home also includes an oversized single-car garage with in-floor heating, and a rear parking pad for two vehicles. The quality-finished basement comes with in-floor heating and features a recreation room, fourth bedroom, and full washroom. With its elegant finishes, spacious layout, and central air conditioning, this duplex is perfect for modern living.**

Inclusions: **NA**
Property Listed By: **EXP REALTY**

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











