



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 DEHOOG Crescent, Fort McMurray T9K 2X3**

MLS®#: **A2149542**      Area: **Parsons North**      Listing Date: **07/15/24**      List Price: **\$599,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **-\$10k, 26-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **5,988 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped**  
 Park Feat: **Double Garage Attached,Off Street**

Finished Floor Area  
 Abv Sqft: **1,715**  
 Low Sqft:  
 Ttl Sqft: **1,715**

DOM

**63**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Silent Floor Joists,Stone,Vinyl Siding**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Wood**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance,Storage**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Gas Water Heater,Humidifier,Microwave,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Quartz Counters,Recessed Lighting,Separate Entrance,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	3`3" x 3`3"	Bedroom	Second	3`3" x 3`3"
Bedroom	Second	3`3" x 3`3"	4pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **ND**  
 Legal Desc: **1320160**

Remarks

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Pub Rmks: **This stunning two-story residence offers the perfect blend of modern design, luxury, and comfort. Located in a serene and highly sought-after neighborhood of Parsons North, this home is ideal for families needing room to grow. Whether you're enjoying a quiet evening in your beautiful backyard, cooking a gourmet meal in your state-of-the-art kitchen with quartz counter tops, or hosting friends and family in your spacious living areas, this home has it all. This home has storage options with added built-in organizers and custom pantry shelving - keeping organized will be a breeze! Double attached heated garage has over-size door and 9'6 interior ceiling. The Prime Bedroom ensuite features a deep soaker tub that promises to create a tranquil retreat. Bedrooms 2 and 3 both on the second floor over look the front of the property with large window. Second floor laundry is another smart feature this home offers. Book your showing for 105 Dehoog!**

Inclusions: **N/A**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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