



THE
A-TEAM

**RE/MAX
FIRST**

173 BLACKBURN Drive, Fort McMurray T9K 2X8

MLS®#: **A2149734** Area: **Parsons North** Listing Date: **07/15/24** List Price: **\$715,000**
 Status: **Active** County: **Wood Buffalo** Change: **-\$14k, 06-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2013** Abv Sqft: **2,533**
Lot Information Low Sqft:
 Lot Sz Ar: **4,336 sqft** Ttl Sqft: **2,533**
 Lot Shape:

DOM

189
Layout
 Beds: **7 (5 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Greenbelt,Landscaped,Views**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Fireplace(s),Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Sewer: Water Source:
 Ext Feat: **Barbecue,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,See**

Int Feat: **Remarks,Stove(s),Washer,Washer/Dryer Stacked**
Breakfast Bar,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Separate
Entrance,Soaking Tub,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`11" x 5`5"	Dining Room	Main	13`7" x 7`8"
Family Room	Main	16`9" x 20`2"	Foyer	Main	14`0" x 13`6"
Kitchen	Main	12`0" x 16`11"	Bedroom	Main	11`8" x 9`10"
4pc Bathroom	Upper	5`9" x 11`0"	5pc Ensuite bath	Upper	13`1" x 9`5"
Bedroom	Upper	13`7" x 10`1"	Bedroom	Upper	9`10" x 11`6"

Bedroom	Upper	19`10" x 12`0"	Laundry	Upper	7`5" x 5`1"
Bedroom - Primary	Upper	13`6" x 18`4"	Walk-In Closet	Upper	7`9" x 11`0"
4pc Bathroom	Basement	4`11" x 8`0"	4pc Ensuite bath	Basement	7`11" x 5`2"
Bedroom	Basement	12`3" x 11`1"	Bedroom	Basement	10`11" x 9`11"
Kitchen	Basement	13`4" x 5`3"	Game Room	Basement	25`11" x 13`5"
Furnace/Utility Room	Basement	10`8" x 11`3"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1320158**

Zoning: **ND**

Remarks

Pub Rmks: **One-of-a-kind Residence in PARSONS NORTH WITH 5+2 Bedrooms and 5 Full Baths, MAIN FLOOR DEN, AND LEGAL BASEMENT SUITE!!! Welcome to 173 Blackburn, a Custom-Built Gem backing onto Lush Green Space! This Stunning home boasts over 3,539 SQFT of Luxurious Living Space, a fully fenced yard, and an Attached Heated Double Garage. Step into The Grand Foyer, which leads to a Versatile main floor den/office/bedroom and a full bath. The Chef's Kitchen is a True Centerpiece, featuring Granite Countertops, Stainless Steel appliances including a dual oven and gas stove, a walk-in pantry, and a huge island with breakfast bar seating. The kitchen and dining area open onto a rear deck with a built-in gas line for your BBQ, perfect for outdoor entertaining. Adjacent to the kitchen is a dining room and a bright living room, filled with natural light from numerous windows and complemented by a cozy gas fireplace with built-in surrounds. Upstairs, you'll find a large bonus/family room that can serve as an additional bedroom, plus two spacious bedrooms, a common bath, and the private master suite. The master bedroom is a sanctuary, complete with a 5-piece ensuite featuring a double vanity, jetted tub, stand-up glass shower, and a large walk-in closet. The Unique Basement layout offers excellent income potential with its two basement portions. One is the legal basement suite with a fully equipped kitchen, and another bedroom with an attached full bath, with shared Laundry generating approximately \$2,000/month. Additional features of this property include air conditioning, window coverings/blinds, and proximity to schools, playgrounds, and the Birchwood Trail system. Don't miss out on this rare find in Parsons North!**

Inclusions: **Garburator, (2) built in dishwasher, (2) fridge, microwave and wall oven, (2) washer, (2) dryer, gas stove, mini fridge, central vac and attachments, A/C unit, electric stove, all window coverings, garage door opener + remote**

Property Listed By: **RE/MAX FORT MCMURRAY**

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











