



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**152 COLLICOTT Drive, Fort McMurray T9K2W8**

MLS®#: **A2153699**

Area: **Parsons North**

Listing Date: **08/01/24**

List Price: **\$554,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2013**  
Lot Information  
Lot Sz Ar: **3,497 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,653**  
Low Sqft:  
Ttl Sqft: **1,653**

DOM

**48**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Landscaped**  
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer**  
Int Feat: **Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>Den</b>	<b>Main</b>	<b>10`0" x 10`11"</b>
<b>Dinette</b>	<b>Main</b>	<b>6`10" x 10`8"</b>	<b>Foyer</b>	<b>Main</b>	<b>9`8" x 8`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`6" x 14`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`2" x 12`9"</b>
<b>4pc Bathroom</b>	<b>Second</b>		<b>5pc Ensuite bath</b>	<b>Second</b>	
<b>Bedroom</b>	<b>Second</b>	<b>10`3" x 10`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 11`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`0" x 13`0"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>8`10" x 14`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`7" x 9`10"</b>

<b>Kitchen</b>	<b>Basement</b>	<b>2`4" x 11`4"</b>	<b>Game Room</b>	<b>Basement</b>	<b>13`0" x 12`7"</b>
			Legal/Tax/Financial		

Title:	Zoning:
<b>Fee Simple</b>	<b>ND</b>
Legal Desc:	<b>1320334</b>

Remarks

Pub Rmks: **Step into your future home in the vibrant Parsons North neighbourhood of Fort McMurray, AB, where functionality meets modern elegance. Proudly constructed by Black Spruce Builders, this two-storey gem boasts 1,650 square feet of meticulously designed space, perfect for both comfort and contemporary living. Set on a generous 3,500-square-foot lot, this property offers more than just a house—it presents a lifestyle. As you enter the welcoming atmosphere of the open-concept main floor, you are greeted by the warmth of a as fireplace—a preview of the cozy experiences to come. The living room, spacious and inviting, seamlessly transitions into the gourmet kitchen. Here, cooking is a delight with top-of-the-line amenities including a gas stove and lustrous granite countertops that add a touch of luxury. The massive pantry is an added bonus to keep counter tops clean of the chefs small appliances. Are you working from home still? Then the main floor den would be perfect for you. Or is a better designated toy room for the kids? Upstairs, the primary bedroom is a true retreat, featuring a walk-in closet with organizers to keep your belongings neatly stored. The ensuite is an oasis of relaxation with a jetted tub and granite counters, providing a spa-like experience every day. Each of the home's additional four bedrooms offers comfort and style, ensuring personal space for family and guests alike. Including well designed closet organizers. The linen closet upstairs is fantastic for storage. The upstairs laundry is room that has a folding counter and cabinets. This builder thought of everything that makes it so practical. The highlight of this property is the fully self-contained two-bedroom legal suite in the basement, complete with its own full kitchen and in-floor heat. The bathroom has a very large walk in closet that can double as storage or linen closet. Whether as an income generator or a private space for extended family, this suite adds significant value and flexibility to your home investment. Outside, the backyard is designed for easy living and minimal maintenance, with high-quality artificial turf providing year-round greenery without the upkeep. It's an ideal setting for quiet mornings or lively gatherings. This home is ideally located near a skate and water park, and surrounded by great trails, offering abundant recreational opportunities just steps away. With thoughtful details like ample storage and strategic layout designed by a renowned builder, this home isn't just a place to live—it's a place to thrive. Check out the detailed floor plans to see every sink and shower in the home, take a virtual 360 tour, and watch a video to experience this residence fully. Are you ready to say yes to this address?**

Inclusions: **fridge x2, gas stove, stove, dishwasher x2, microwave x2, garage door opener & 1 remote, air conditioner**

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

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