



THE
A-TEAM

**RE/MAX
FIRST**

121 COLLICOTT Drive, Fort McMurray T9K 2W8

MLS®#: **A2156309** Area: **Parsons North** Listing Date: **08/08/24** List Price: **\$465,900**
 Status: **Pending** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Fort McMurray**
 Year Built: **2018**
 Lot Information
 Lot Sz Ar: **3,227 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Standard Shaped Lot,Street Lighting**
 Park Feat: **Concrete Driveway,Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,733**
 Low Sqft:
 Ttl Sqft: **1,733**

DOM

41
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`6" x 13`3"	Dining Room	Main	9`6" x 8`3"
Living Room	Main	11`7" x 15`9"	2pc Bathroom	Main	4`5" x 6`0"
Family Room	Second	9`8" x 13`1"	Bedroom - Primary	Second	11`0" x 12`10"
3pc Ensuite bath	Second	8`8" x 7`4"	Walk-In Closet	Second	4`11" x 9`11"
Bedroom	Second	9`11" x 12`3"	Bedroom	Second	10`8" x 11`6"
4pc Bathroom	Second	8`3" x 8`1"	Game Room	Basement	11`3" x 9`1"
Kitchen	Basement	14`6" x 10`6"	Bedroom	Basement	11`6" x 9`6"

**4pc Bathroom
Furnace/Utility Room**

**Basement
Basement**

**8`3" x 5`4"
7`10" x 9`5"**

Storage

Basement

4`11" x 15`3"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1320334

Zoning:

ND

Remarks

Pub Rmks:

Welcome to 121 Collicott Drive, where luxury meets functionality in this stunning 4-bedroom, 3.5-bathroom duplex with a one-bedroom legal suite. This home offers all the bells and whistles you could desire, including a bonus room, back alley access, extra-wide driveway, double attached garage, and more. Nestled in the heart of Parsons North, this home was meticulously designed for both style and practicality. The open-concept kitchen, dining area, and living room create the perfect space for entertaining guests. The kitchen features modern backsplash, white cabinetry, sparkling quartz countertops, a breakfast bar, spacious pantry, and stainless steel appliances. The dining area flows seamlessly into the living room, which is bathed in natural light, creating a warm and inviting atmosphere. The main level boasts vinyl plank flooring throughout, with a spacious foyer that includes two front closets and a built-in bench seating. A 2-piece bathroom is located nearby for added convenience. Upstairs, you'll find a large bonus room, upper-level laundry, and a main 4-piece bathroom. Three generous-sized bedrooms offer ample closet space, with the primary bedroom boasting a luxurious 3-piece ensuite and a large walk-in closet. The fully finished basement features a one-bedroom legal suite with a full kitchen, separate laundry, full 4-piece bathroom, and living room. Outside, the fully fenced backyard provides privacy and security, while back alley access offers additional storage options and yard access. Located near bus routes, walking trails, parks, schools, and just one overpass away from site, this home offers the perfect combination of convenience and luxury. This home is truly an amazing home ownership opportunity, not to mention this home is in like new condition. Check out the photos, floor plans, and 3D tour, and call today to book your personal viewing.

Inclusions:

Property Listed By:

**Refrigerator X2, Stove X2, Dishwasher X2, Washer X2, Dryer X2, and All Window Coverings.
ROYAL LEPAGE BENCHMARK**

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