



THE
A-TEAM

**RE/MAX
FIRST**

161 CHALIFOUR Street, Fort McMurray T9K 2W9

MLS®#: **A2162991**

Area: **Parsons North**

Listing Date: **09/06/24**

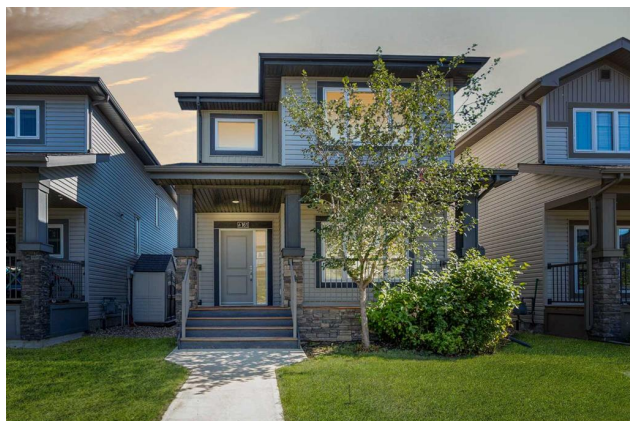
List Price: **\$469,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **3,493 sqft**
 Lot Shape:

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

DOM

12
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped**
 Park Feat: **Alley Access,Gravel Driveway,None**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Central Air Conditioner,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Central Vacuum,Closet Organizers,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities: **Cable Internet Access,Electricity Available,Natural Gas Available,Garbage Collection,High Speed Internet Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	12`6" x 10`0"	2pc Bathroom	Main	5`0" x 5`2"
Dining Room	Main	10`11" x 11`11"	Kitchen	Main	9`1" x 16`9"
Living Room	Main	14`0" x 12`0"	4pc Bathroom	Second	9`10" x 5`0"
5pc Bathroom	Second	6`1" x 11`1"	Bedroom	Second	13`7" x 10`11"
Bedroom	Second	10`0" x 10`2"	Laundry	Second	6`2" x 5`9"
Bedroom - Primary	Second	13`7" x 15`7"	4pc Bathroom	Basement	5`9" x 13`5"

Bedroom
Kitchen
Furnace/Utility Room

Basement
Basement
Basement

12`11" x 14`8"
9`5" x 2`4"
5`11" x 7`9"

Bedroom
Game Room

Basement
Basement

9`2" x 10`11"
19`0" x 16`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1320334

Zoning:
ND

Remarks

Pub Rmks:

Welcome to 161 Chalifour Street! This beautiful contemporary home, built in 2014 by the reputable Blackspruce builders, is located in the highly desirable Parson's North neighborhood. With close proximity to schools, scenic walking trails, a splash pad, and parks, this location offers both convenience and charm. As you enter, you are welcomed by a spacious foyer that leads to a front room, perfect for an office, home library, gym, or play space. The main floor boasts 9-foot ceilings, a large mudroom with access to the backyard, a half bath, and a meticulously maintained open-concept living and kitchen area. The kitchen is equipped with stainless steel appliances, a walk-in pantry, ample cupboard space, and beautiful quartz countertops that flow throughout both the main and upper levels. The living and dining area is complemented by a gas fireplace and large windows, creating a naturally bright and open space. Upstairs, you will find a primary bedroom with a walk-in closet and a 5-piece ensuite, complete with a jetted tub and double sinks. Two additional full-sized bedrooms, a full bathroom, and a laundry area complete the upper level. Heading to the lower level, this space offers 9-foot ceilings and includes a legal 2-bedroom suite with in-floor heating, a full bathroom, laundry, and a separate entrance. Don't miss this opportunity to own a modern, well-maintained, and spacious home!

Inclusions:
Property Listed By:

**Fridge(x2), Stove (x2), Dishwasher (x2), Washer/dryer (x2), Microwave(x2), Window coverings
EXP REALTY**

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

