



THE
A-TEAM

**RE/MAX
FIRST**

213 DAFOE Way, Fort McMurray T9K 2Y6

MLS®#: **A2173332** Area: **Parsons North** Listing Date: **10/23/24** List Price: **\$529,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2015** Abv Sqft: **1,849**
Lot Information Low Sqft:
 Lot Sz Ar: **3,759 sqft** Ttl Sqft: **1,849**
 Lot Shape:

DOM

30
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Lawn,Landscaped,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**
 Int Feat: **See Remarks,Separate Entrance,Sump Pump(s),Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Second		2pc Bathroom	Main	
5pc Ensuite bath	Second		Dining Room	Main	12`4" x 18`3"
Kitchen	Main	10`8" x 18`0"	Living Room	Main	18`6" x 19`8"
Bedroom	Second	11`8" x 11`11"	Bedroom	Second	11`2" x 10`9"
Bedroom - Primary	Second	16`1" x 15`0"	Laundry	Second	7`5" x 7`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
ND

1421369

Remarks

Pub Rmks:

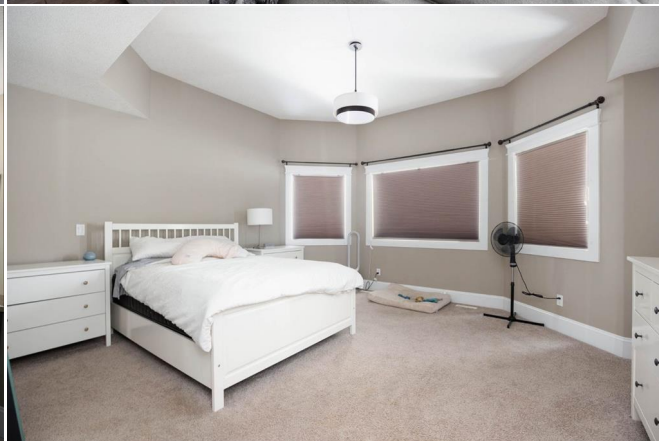
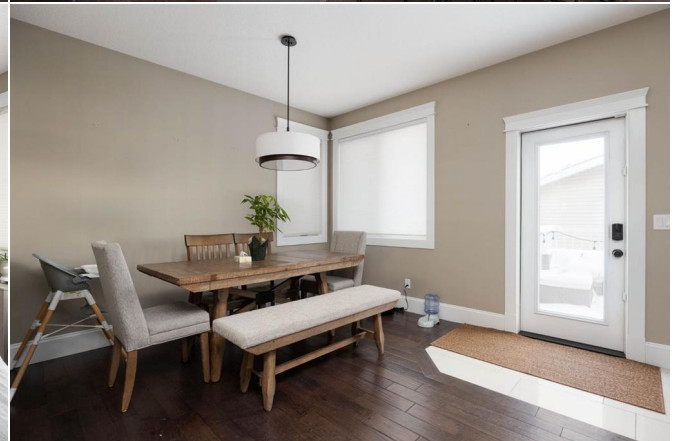
Introducing 213 Dafoe Way. Say goodbye to cramped living and hello to expansive comfort in this stunning home, offering over 1,800 sqft of living space on the top 2 levels! Step into a thoughtfully designed layout that promises to impress, starting with a massive living room featuring large windows, a cozy gas fireplace, and a rock feature. At the back, you'll discover an unexpectedly large kitchen for this style of home, equipped with timeless cabinetry, sleek stainless steel appliances, a corner pantry, quartz countertops, and a spacious island—perfect for culinary adventures. The open-concept dining area is ideal for hosting large gatherings, with patio doors that lead to the deck and a fenced backyard. Wide-plank hardwood flooring runs through the majority of the main floor, adding to the home's quality finish. Upstairs, you'll be greeted by a wide staircase and a generous landing, leading to three extra-large bedrooms and a conveniently located laundry room (right outside the bedrooms). The laundry room itself is a standout, offering front-loading machines, a folding table, its own window for natural light, and a floor drain. The primary bedroom is a show stopper with multiple windows, a recessed ceiling that adds grandeur, a walk-in closet, and a 5-piece ensuite featuring dual sinks and a jetted tub. Also on this level you will find another 4 PC bathroom. The unfinished basement is a blank canvas, complete with a separate entrance and plumbing rough-ins for a future suite. The property also boasts a detached, 24' x 24' heated garage, offering plenty of space for vehicles and storage. Built by reputable local builder Kydan Homes, this property includes high-end construction features such as 9ft ceilings on the main floor, an upgraded trim package, and extra windows for enhanced natural light. Nestled on a quiet street with access to greenbelt trails, this home is surrounded by other upscale properties, offering an unbeatable blend of luxury and location. If you're looking for a home that stands out in both size and quality, this is the one for you!

Inclusions:
Property Listed By:

**Fridge, stove, dishwasher, washer, dryer, all window coverings, garage door opener & remote, central ac, garage heater
RE/MAX FORT MCMURRAY**

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

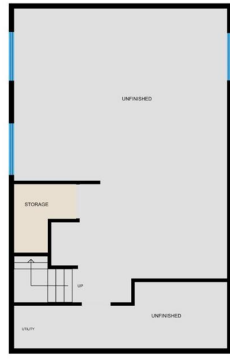








30'0"



27'0"



30'0"