



THE
A-TEAM

**RE/MAX
FIRST**

185 DAFOE Way, Fort McMurray T9K 2Y5

MLS®#: **A2181697**

Area: **Parsons North**

Listing Date: **12/06/24**

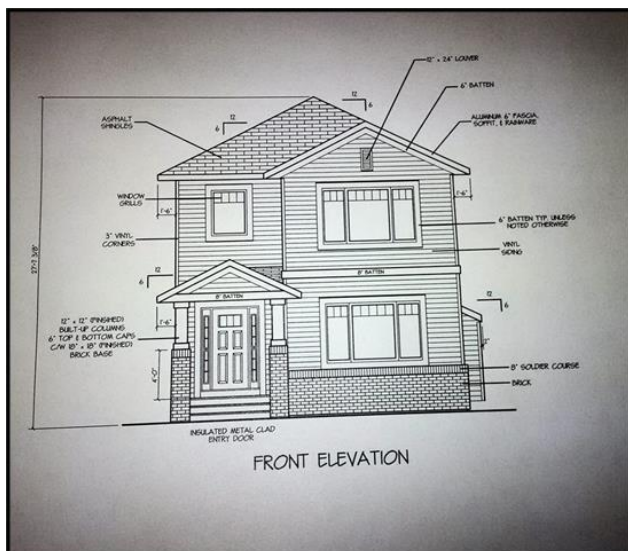
List Price: **\$663,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,799 sqft**
Lot Shape: **0.00X0.00**

Finished Floor Area
Abv Sqft: **1,634**
Low Sqft:
Ttl Sqft: **1,634**

DOM

115
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking
Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **See Remarks**
Park Feat: **Alley Access, Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Sewer**
Ext Feat: **None**

Construction: **See Remarks**
Flooring: **Carpet, Hardwood, Tile**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities: **Natural Gas Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Upper	10`0" x 11`0"	Bedroom	Upper	10`3" x 11`0"

Bedroom - Primary	Upper	13`0" x 12`0"	Bedroom	Basement	8`6" x 11`1"
Bedroom	Basement	10`4" x 10`1"	4pc Bathroom	Basement	0`0" x 0`0"
4pc Bathroom	Second		4pc Ensuite bath	Second	
2pc Bathroom	Main	0`0" x 0`0"	Foyer	Main	5`0" x 10`0"
Den	Main	13`0" x 9`0"	Great Room	Main	12`0" x 17`0"
Dining Room	Main	11`0" x 9`0"	Kitchen	Main	10`0" x 13`0"
Kitchen	Basement	10`0" x 7`3"	Family Room	Basement	11`1" x 12`6"
Laundry	Basement	0`0" x 0`0"	Laundry	Second	0`0" x 0`0"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 1421369

Zoning: ND

Remarks

Pub Rmks: **WOW! CHECK OUT THIS DEAL! PRE-SALE -BRAND NEW CONSTRUCTION Built by Shergill Homes is the PERFECT Starter home for the savvy buyer! FANTASTIC 2 bedroom LEGAL Suite is the PERFECT MORTGAGE HELPER! You will LOVE the Contemporary and Modern Design of every Shergill home. ACT FAST! Builder Finishing includes: Hardwood on main floor, tile in bathrooms, quartz countertops throughout, carpet upstairs and in bedrooms, vinyl plank in basement. Front landscaping only will be completed by builder when weather permits. Builder will supply an appliance package for upstairs only. (Fridge, stove, dishwasher, hood fan) Target date for completion is Spring 2025. Comes with 10 Year Progressive New Home Warranty! ACT NOW PICK YOUR COLOR PACKAGE FROM THE BUILDERS SELECTION WHILE YOU STILL CAN. CALL FOR DETAILS. "You DREAM, We Take Notes!"**

Inclusions: N/A
 Property Listed By: RE/MAX Connect

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