



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**189 DAFOE Way, Fort McMurray T9K 0Z8**

MLS®#: **A2181700**

Area: **Parsons North**

Listing Date: **12/05/24**

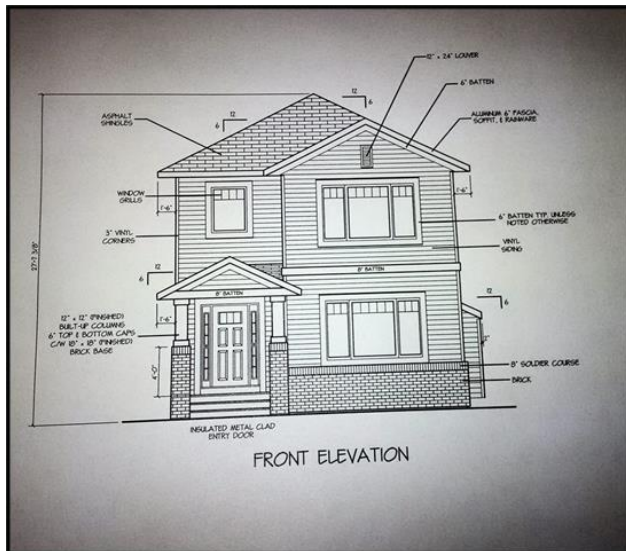
List Price: **\$626,900**

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

Finished Floor Area

Lot Sz Ar:

**3,775 sqft**

Lot Shape:

**0.00X0.00**

Abv Sqft:

**1,541**

Low Sqft:

Ttl Sqft:

**1,541**

DOM

**196**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Landscaped,Standard Shaped Lot  
Concrete Driveway,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:

**Granite Counters**

Utilities:

**Natural Gas Available**

Room Information

Room

Level

Dimensions

**Great Room**

**Main**

**11`0" x 13`0"**

Room

Level

Dimensions

**Dinette**

**Main**

**10`0" x 11`0"**

Kitchen	Main	10`0" x 11`0"	Laundry	Main	0`0" x 0`0"
Bedroom	Second	9`6" x 10`10"	Bedroom	Second	11`2" x 9`0"
Bedroom - Primary	Second	14`0" x 12`0"	Bedroom	Basement	9`0" x 10`0"
Bedroom	Basement	9`0" x 10`0"	Kitchen	Basement	8`10" x 6`10"
Family Room	Basement	10`3" x 12`6"	Laundry	Basement	
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"	3pc Ensuite bath	Second	0`0" x 0`0"
Family Room	Main	14`0" x 13`0"			

Legal/Tax/Financial

Title: Fee Simple  
Zoning: ND

Legal Desc: 1421369

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 WHILE YOU CAN STILL PICK YOUR COLOR PACKAGE FROM THE BUILDERS SELECTION! CALL FOR DETAILS! "You DREAM, We Take Notes!"

Inclusions: fridge, stove, dishwasher, washer/dryer  
Property Listed By: RE/MAX Connect

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