



THE
A-TEAM

**RE/MAX
FIRST**

189 DAFOE Way, Fort McMurray T9K 0Z8

MLS®#: **A2181700**

Area: **Parsons North**

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

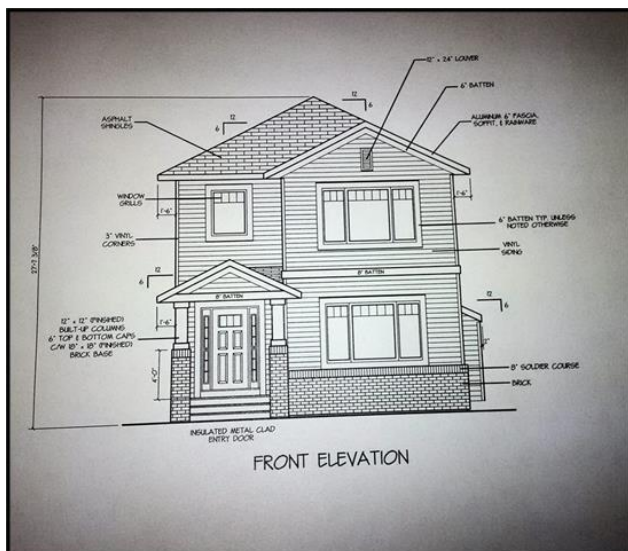
List Price: **\$626,900**

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
Lot Sz Ar: **3,775 sqft**
Lot Shape: **0.00X0.00**

Finished Floor Area
Abv Sqft: **1,541**
Low Sqft:
Ttl Sqft: **1,541**

DOM

16
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

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

Access:
Lot Feat: **Landscaped,Standard Shaped Lot**
Park Feat: **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	Room	Level	Dimensions
Great Room	Main	11`0" x 13`0"	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 FORT MCMURRAY**

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