



THE
A-TEAM

**RE/MAX
FIRST**

397 COLLICOTT Drive, Fort McMurray T9K 2Z2

MLS®#: **A2183640**

Area: **Parsons North**

Listing Date: **01/07/25**

List Price: **\$379,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

1,550

Year Built:

2016

Low Sqft:

Ttl Sqft:

1,550

Lot Information

Lot Sz Ar:

2,875 sqft

Lot Shape:

DOM

3

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Standard Shaped Lot,Street Lighting

Driveway,Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Stone,Vinyl Siding

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Double Vanity,Jetted Tub,Kitchen Island,Pantry,Quartz Counters,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	13`0" x 15`0"	Bedroom	Second	10`0" x 11`0"
Bedroom	Second	10`0" x 11`0"	2pc Bathroom	Main	5`0" x 5`0"
4pc Ensuite bath	Second	7`0" x 6`0"	4pc Bathroom	Second	7`0" x 6`0"

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

ND

Legal Desc:

1422560

Remarks

Pub Rmks:

Welcome to 397 Collicott Drive - A unique half-duplex nestled in the sought-after community of Parsons North. This home is the perfect blend of style, functionality, and comfort. As you step inside, you're greeted by a spacious and inviting entryway that flows effortlessly into a bright and welcoming living room. The kitchen is a true highlight, featuring quartz countertops that gleam with elegance, a kitchen island perfect for meal prep or casual dining, a spacious corner pantry for all your storage needs, and crisp white cabinetry that adds a fresh and modern touch. The kitchen seamlessly connects to the dining area, making this open-concept space ideal for entertaining family and friends. The upper floor is home to 3 generously sized bedrooms, including the primary bedroom, which is a private retreat with a 4-piece ensuite featuring dual sinks, a jetted tub, and a stand-up shower. The covered balcony off the primary bedroom is a standout feature of this property offering a serene space to unwind and enjoy the beauty fo the outdoors. Two additional bedrooms, each spacious and bright, share a well-appointed main full bathroom. The partially developed basement is a blank canvas awaiting your creative touch — perfect for a recreation room, home gym, or additional living space. The possibilities are endless! The property offers plenty of parking space in the rear driveway, ensuring convenience for you and your guests. Set in the heart of Parsons North, this home is close to parks, playgrounds, trails, and a host of other amenities, providing the perfect backdrop for family living. Don't miss the opportunity to own this exceptional property and call today to book your personal viewing.

Inclusions:

Refrigerator, Stove, Dishwasher, Washer, Dryer, A/C, and All Window Coverings

Property Listed By:

ROYAL LEPAGE BENCHMARK

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







