



THE
A-TEAM

**RE/MAX
FIRST**

104 COLLICOTT Drive, Fort McMurray T9K2W8

MLS®#: **A2185677** Area: **Parsons North** Listing Date: **01/06/25** List Price: **\$539,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 15-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **3,359 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,450**
 Low Sqft:
 Ttl Sqft: **1,450**

DOM

84
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Private**
 Park Feat: **Parking Pad,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Dog Run,Private Entrance**

Construction: **Vinyl Siding**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	18`0" x 13`2"	Bedroom	Second	10`5" x 9`7"
3pc Ensuite bath	Second	7`9" x 5`6"	4pc Bathroom	Second	4`11" x 9`0"
Bedroom	Second	9`7" x 10`5"	2pc Bathroom	Main	5`10" x 5`1"
Dining Room	Main	12`8" x 10`1"	Kitchen	Main	11`10" x 15`4"
Living Room	Main	11`7" x 11`7"	4pc Bathroom	Basement	5`1" x 7`5"
Bedroom	Basement	7`11" x 11`4"	Bedroom	Basement	9`5" x 10`6"
Kitchen	Basement	10`9" x 17`2"	Other	Basement	8`1" x 14`5"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1320334**
 Zoning: **ND**

Remarks

Pub Rmks: **Welcome to this beautiful Two Storey Home located in the Parson's North Area. This home has a LEGAL/TWO BEDROOM SUITE with SEPARATE ENTRANCE perfect for extra income (Owners willing to rent the basement suite and sign a 6 to 12 month lease depending on purchase date) 9 ft ceilings on the main floor & basement, an open concept kitchen/dinning/living room, excellent for entertaining, stainless steel appliances, breakfast bar & nice size pantry. Living room offers plenty of natural lighting and a gas fireplace for those cozy evenings. Second level has 3 bedrooms, 2 full baths w/master having 4-pc ensuite w/ jetted tub & large walk in closet. The basements legal suite, has a 4-pc bath, 2 bedrooms, kitchen/ living space & separate laundry facilities, AC and central vac with attach. Fully fenced in back yard for your children and fur babies to play. Large 16x20 heated workshop is ideal for those carpentry/mechanical projects or storage for your toys. Definitely a must see !!**

Inclusions: **Fridge(2), Stove(2), Dishwasher,(2) Microwave,(2) Washer, Dryer,(2) Central AC, Central Vac & Attachments, All Blinds and Heater in shed**
 Property Listed By: **ROYAL LEPAGE BENCHMARK**

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







