



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**257 CALLEN Drive, Fort McMurray T9K 0X8**

MLS® #: **A2201662**      Area: **Parsons North**      Listing Date: **03/14/25**      List Price: **\$465,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Fort McMurray**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **2,989 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,355**  
 Low Sqft:  
 Ttl Sqft: **1,355**

DOM

**17**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey, Attached-Side by Side**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane, Back Yard, Landscaped**  
 Park Feat: **Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Laminate, Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Range, Microwave, Refrigerator**  
 Int Feat: **No Smoking Home, Separate Entrance, Sump Pump(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title:      Zoning:  
**Fee Simple**      **ND**  
 Legal Desc: **1220270**

Remarks

Pub Rmks: **DETACHED HEATED GARAGE WITH EXTRA PARKING IN FRONT OF GARAGE! 1 BEDROOM LEGAL SUITE! Welcome to 257 Callen Drive. On the main floor this home**

offers a spacious living room, a dining area that has room for the entire family, and a kitchen that has S/S appliances, quartz counter tops, and boasts ample cabinet and counter top space. Also on the main floor there is laundry access and a half bathroom. The second floor offers 3 bedrooms which includes the master bedroom where you will find a 4PCE en suite bathroom and large walk in closet. The second floor also offers an additional 4 PCE bathroom. The basement has a separate entrance and offers a 1 BEDROOM LEGAL SUITE to help offset that mortgage payment . The finished basement legal suite offers a 4 PCE bathroom, a rec room, a perfect sized kitchen, separate laundry, and of course a bedroom. Last but definitely not least there is a heated detached double car garage and back alley access. In front of the garage there are TWO ADDITIONAL PARKING SPACES on the gravel driveway. Also outside you can enjoy your back deck and fenced yard. Other features include A/C, brand new attic insulation in 2016, and property is close to schools and all amenities. Call now to book your personal showing.

Inclusions:

Main floor: Fridge,Stove,Dishwasher,Microwave,Washer,Dryer,Garage Heater all window coverings, A/C Unit. Basement:

Property Listed By:

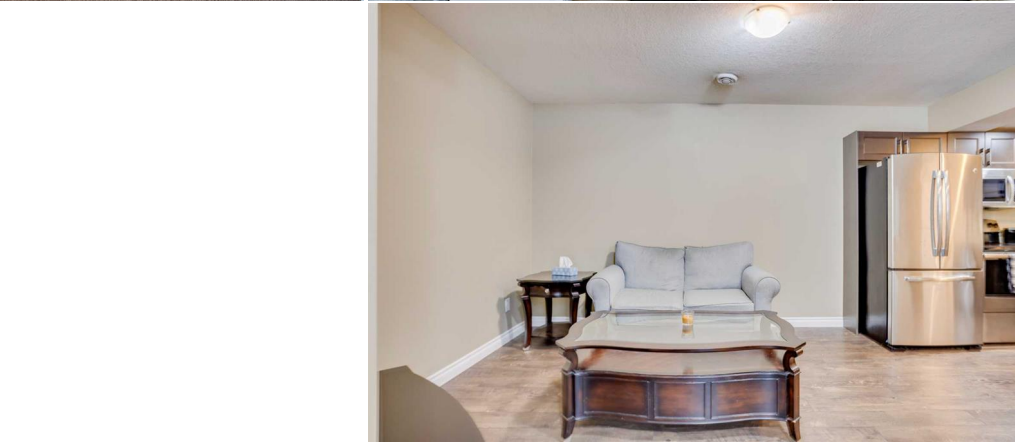
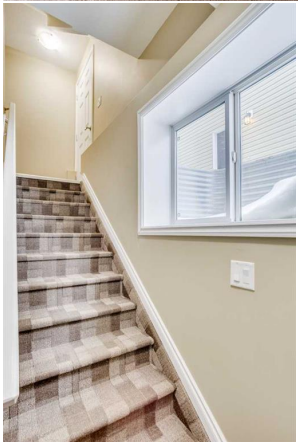
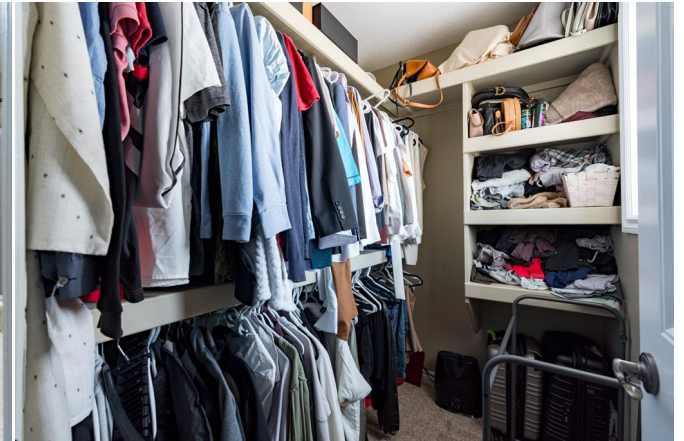
Fridge,Stove,Dishwasher,Microwave,Washer/Dryer, all window coverings, bed/mattress, dresser, couch, coffee table, tv stand, dining room table and chairs,.  
**ROYAL LEPAGE BENCHMARK**

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













**257 Callen Dr, Fort McMurray, AB**

Main Building, Total Exterior Area Above Grade 1485.51 sq ft



0 4 8  
 Main Floor Exterior Area 1485.51 sq ft  
 2nd Floor Exterior Area 728.87 sq ft  
 Basement (Below Grade) Exterior Area 882.71 sq ft  
 PREPARED: 20230821  
 eGUIDE

Walls require are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximations and are subject to independent verification.