

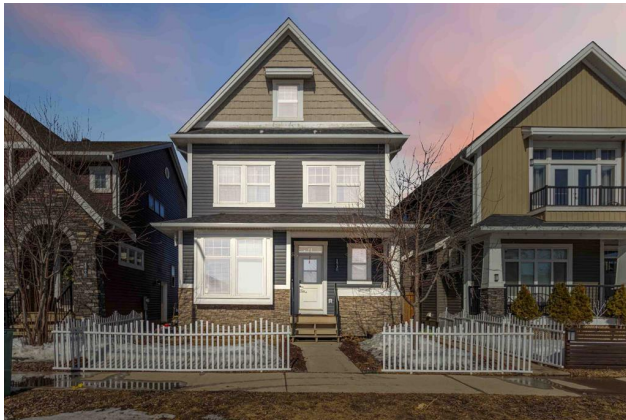


THE
A-TEAM

**RE/MAX
FIRST**

173 WARD Crescent, Fort McMurray T9K 0X6

MLS®#: **A2207666** Area: **Parsons North** Listing Date: **04/01/25** List Price: **\$749,888**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **3,809 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,740**
 Low Sqft:
 Ttl Sqft: **2,740**

DOM

9
Layout
 Beds: **7 (5 2)**
 Baths: **4.5 (4 1)**
 Style: **3 (or more) Storey**

Parking

Ttl Park: **3**
 Garage Sz:

Access:

Lot Feat: **Back Yard**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`5"
5pc Ensuite bath	Upper	10`4" x 8`0"
Bedroom	Upper	12`8" x 10`0"
4pc Bathroom	Third	10`0" x 5`0"
Bedroom	Third	12`0" x 10`0"
Bedroom	Basement	9`11" x 10`1"

Room	Level	Dimensions
4pc Bathroom	Upper	12`0" x 4`11"
Bedroom	Upper	9`11" x 13`11"
Bedroom - Primary	Upper	17`0" x 15`11"
Bedroom	Third	12`0" x 16`9"
4pc Bathroom	Basement	5`0" x 10`0"
Bedroom	Basement	14`4" x 11`0"

Title:
Fee Simple
Legal Desc:

Zoning:
ND

1220270

Remarks

Pub Rmks: **WELCOME TO 173 WARD CRESCENT, THIS IS THE HOME THAT WILL PAY YOU! This is a RARE OPPORTUNITY TO OWN A HOME AND OWN A BUSINESS. 7 BEDROOMS, 5 BATHROOMS, HIGH END FINISHINGS, 9FT CEILINGS ON ALL LEVELS. Has it been a dream to own a home-based business? Currently, this house operates an RMWB-approved Daycare out of the detached living area. This government-approved daycare qualifies for an operator to have 6 children in care at one time. As this daycare is currently Alberta government approved, it creates an income for someone with a level 1 Educational assistant of up to \$9,000.00 a month. Along with this excellent business opportunity, you have a 2-bedroom legal basement suite that has been rented for 9 years, by the same excellent tenants for \$1,600 a month. This home is generating an income of \$127,000 a year. If you didn't want a day care this space can be converted back to a detached garage, or can be an amazing space to operate another home base business. Let's now talk about this 3-level home with just under 2800 sq ft of living space. Don't let the exterior fool you, this home is BIG! The grand main level features a fantastic living space with hardwood floors, a large front office, 9 ft ceilings, huge windows, a stunning kitchen with custom cabinets, quartz countertops, and a large island with a breakfast bar. This level continues with a large dining area and great room with a feature wall that is tiled and includes a gas fireplace. This level is complete with a main floor laundry room. The 2nd level of this home offers 3 bedrooms and 2 bathrooms. The Primary bedroom on this level offers a massive walk-in closet that will be every girls dream space. In addition, this bedroom has a 5 pc ensuite with quartz countertops, tiled floors, and large soaker tub. The 3rd upper loft level has 2 more bedrooms, a 4 pc bathroom, and a bonus room area. The fully developed lower level is your 2-bedroom legal suite with a separate entrance. The suite continues with the 9-foot ceilings, great kitchen and family room, 2 bedrooms, one offering double closets, and a full bathroom and in-suite laundry room. This home not only offers great opportunity, it is complete with central a/c and central vac, and the exterior features a fully fenced and landscaped yard, 3 car parking on the back, and is located in Parsons North, in walking distance to schools, parks and more. Call today for more details on this rare opportunity.**

Inclusions: **2 fridges, 2 stoves, 2 dishwashers, 2 washers, 2 dryers, tv mounts, shed, central a/c x 2central vac. Appliances in day care**
Property Listed By: **COLDWELL BANKER UNITED**

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



