



THE
A-TEAM

**RE/MAX
FIRST**

189 BLACKBURN Drive, Fort McMurray T9K 0Z8

MLS®#: **A2207687**

Area: **Parsons North**

Listing Date: **04/02/25**

List Price: **\$689,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 21-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2013**

Lot Information

Lot Sz Ar: **4,128 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,961**
Low Sqft:
Ttl Sqft: **1,961**

DOM

57

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space,Greenbelt,Landscaped,Lawn,Low Maintenance Landscape,No Neighbours Behind,Rectangular Lot Double Garage Attached

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Double Vanity,French Door,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Foyer	Main	8`10" x 6`6"
Laundry	Main	12`8" x 11`5"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Basement	12`8" x 10`9"
4pc Bathroom	Basement	0`0" x 0`0"
Living Room	Basement	15`7" x 9`7"

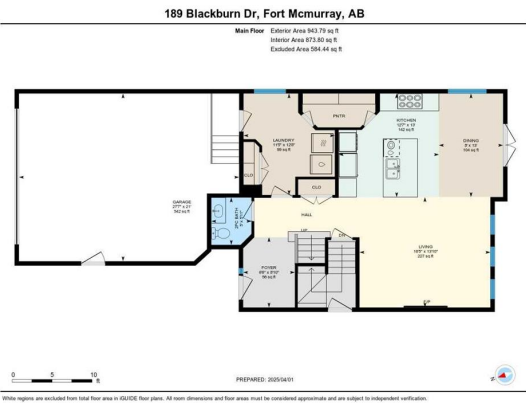
Room	Level	Dimensions
Dinette	Main	13`0" x 8`0"
Kitchen	Main	13`0" x 12`7"
Living Room	Main	13`10" x 16`5"
5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Basement	9`9" x 11`11"
Kitchen	Basement	16`7" x 12`6"
Furnace/Utility Room	Basement	12`8" x 8`11"

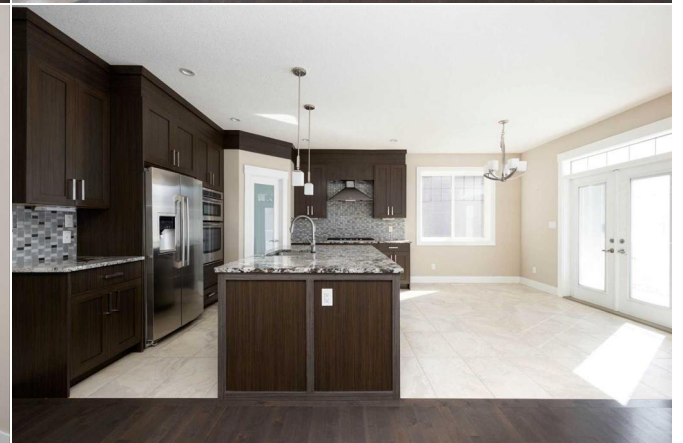
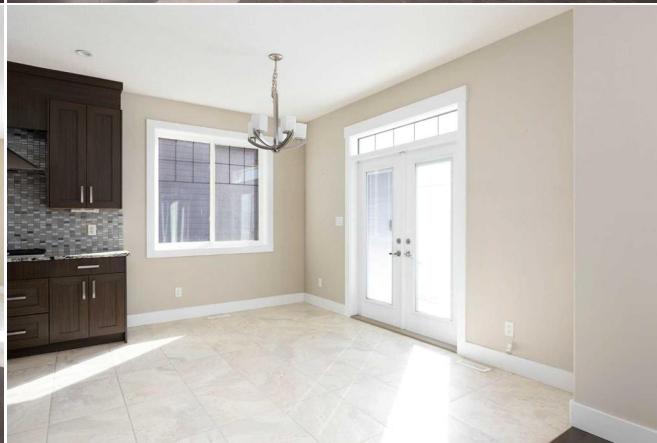
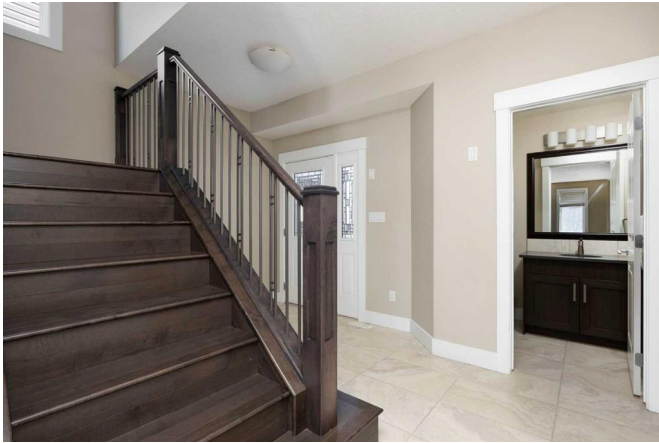
Bedroom	Second	10`8" x 12`1"	Bedroom	Second	9`11" x 14`1"
Bedroom - Primary	Second	13`6" x 16`7"	Walk-In Closet	Second	6`8" x 7`8"
Legal/Tax/Financial					

Title:	Zoning:				
Fee Simple	ND				
Legal Desc:	1320158	Remarks			

Pub Rmks:	<p>Looking for a home that helps pay the bills? This is it. This 2-storey home in Parsons North checks all the boxes—and then some. With 5 bedrooms, 3.5 bathrooms, SEPARATE ENTRANCE & a 2-bedroom legal suite, and a great layout for family living, it's made for smart buyers who want comfort and income. Let's talk space. This home gives you 1,961 square feet to stretch out and enjoy. The lot is 4,128 square feet, giving you room to play, relax, or let the kids run around. The double attached garage means no more brushing snow off your car in the winter. Yes, please! Step inside and you'll see what makes this home special. The main floor is open and bright. The kitchen is big and beautiful with quartz countertops, a gas cooktop, a wall oven and microwave, and a huge island where everyone can gather. The best part? A walk-through pantry that leads to a big mudroom with main floor laundry. No more mess at the front door! The living room has hardwood floors, large windows, and a gas fireplace that makes it feel warm and cozy. The dining area is part of the great room, so you're never far from the action. This layout makes it easy to cook, chat, and keep an eye on everything all at once. Upstairs, the primary bedroom is a quiet place just for you. Open the French doors and step into a space that feels calm and peaceful. There are big windows that look out to green space—no neighbours behind! The walk-in closet is big enough for two, and the ensuite has everything you need: double sinks, a jetted sunken tub, a separate shower, and even a private toilet room. The other bedrooms are just the right size for kids, guests, or even a home office. There's also a bonus rec room upstairs—great for movie nights, toys, or a quiet reading corner. One even has a walk in closet too! Now let's talk about the legal suite downstairs. This 2-bedroom suite is a total win. It has its own full kitchen, laundry, bathroom, and separate entrance. The current renters are tidy and respectful. Whether you want to rent it out or use it for family, this space gives you options and income. Outside, the backyard is low-maintenance and backs onto peaceful green space. There's room for a trampoline, and you won't have to mow for hours. The front yard is neat and welcoming too. The sellers love being close to schools, parks, shopping, and transit. They say the layout of the main floor and the giant pantry are their favourite things—and we can see why! This home solves a lot of problems. Need more space? Got it. Want rental income? Done. Looking for a great neighbourhood near schools? You're there. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?</p>
Inclusions:	fridge x2, stove x2, dishwasher x2, washer x2, dryer x2, microwave x2, garage door opener, window coverings, air conditioning, range hood,
Property Listed By:	RE/MAX Connect

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







189 Blackburn Dr, Fort McMurray, AB

2nd Floor Exterior Area 1017.65 sq ft
Interior Area 348.00 sq ft



0 3 6

PREPARED: 2020/04/01

White regions are excluded from total floor area in IQSUE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

