



THE
A-TEAM

**RE/MAX
FIRST**

205 BLACKBURN Drive, Fort McMurray T9K 0X5

MLS®#: **A2211485**

Area: **Parsons North**

Listing Date: **04/13/25**

List Price: **\$899,900**

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

Finished Floor Area

Lot Sz Ar:

6,217 sqft

Lot Shape:

Abv Sqft:

2,906

Low Sqft:

Ttl Sqft:

2,906

DOM

6

Layout

Beds:

6 (4 2)

Baths:

4.0 (4 0)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Corner Lot,Views
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

See Remarks

Flooring:

Carpet,Laminate,Softwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Built-in Features,Granite Counters,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance

Utilities:

Room Information

Room

Level

Dimensions

4pc Bathroom

Main

7`11" x 5`0"

Bedroom

Main

13`5" x 10`6"

Dining Room

Main

13`6" x 9`4"

Bonus Room

Second

16`1" x 12`7"

5pc Ensuite bath

Second

11`1" x 16`7"

Bedroom

Second

14`6" x 12`0"

Room

Level

Dimensions

Living Room

Main

13`0" x 13`11"

Eat in Kitchen

Main

13`7" x 16`4"

Great Room

Main

21`1" x 20`2"

4pc Bathroom

Second

4`11" x 8`0"

Bedroom

Second

13`6" x 11`6"

Bedroom - Primary

Second

15`1" x 19`10"

4pc Bathroom
Bedroom
Kitchen With Eating Area
Furnace/Utility Room

Suite
Suite
Suite
Basement

7`10" x 4`11"
13`11" x 10`0"
11`8" x 15`4"
12`1" x 9`1"

Walk-In Closet
Bedroom
Living/Dining Room Combination Suite

Suite
Suite
Suite

4`6" x 12`5"
12`5" x 10`5"
32`11" x 14`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1220270

Zoning:
ND

Remarks

Pub Rmks:

Prepare to be captivated by STUNNING design meticulously crafted with LUXURY in mind. This GORGEOUS masterpiece presents a one-of-a-kind floor plan, perfectly tailored for the entire family. It's an amazing opportunity to own a custom-built home, adorned with porcelain tile and maple hardwood floors, beneath soaring ceilings in a spacious open-concept layout ideal for entertaining loved ones. The grand foyer welcomes you into a huge family room, seamlessly connecting to a heated double car garage with epoxy floors. A versatile flex room and full bathroom grace the main floor, offering adaptable spaces for your needs. The heart of the home lies in the seamless flow from the family room to the living and dining areas, culminating in a CHEF'S DREAM KITCHEN. A massive quartz countertop island with a waterfall feature anchors the space, complemented by modern-style cabinets boasting pull-out spice drawers, pot drawers, built-in wall oven/combo, and innovative "garage" style cabinetry for abundant storage. A walk-in pantry adds further convenience. Recessed lighting and elegant archways accentuate the home's refined features. Ascend the beautiful staircase with maple hardwood and integrated lighting to the second floor, where a big bonus room awaits. Discover three bedrooms and two bathrooms, culminating in a primary bedroom retreat with a private balcony, spa-style bathroom, and walk-in closet. The remaining bedrooms share a well-appointed full bathroom. And for savvy buyers seeking a mortgage helper, a SEPARATE ENTRANCE to a fully equipped LEGAL 2-bedroom suite with a tenant in place provides immediate income potential. A maintenance-free deck spans the length of the home, offering outdoor enjoyment with views of walking trails and abundant natural light streaming through floor-to-ceiling windows. This home is a must-see, offering countless reasons to fall in love. CALL NOW TO VIEW!

Inclusions:
Property Listed By:

**fridge x 2, built in wall oven/combo, stove x 1 (suite), range x 1 (up) dishwasher, washer/dryer x 2, central a/c, heater in garage
RE/MAX Connect**

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













