



THE
A-TEAM

**RE/MAX
FIRST**

149 NICHOLSON Drive, Fort McMurray T9K 0Z6

MLS®#: **A2212744**

Area: **Parsons North**

Listing Date: **04/17/25**

List Price: **\$829,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2013

Lot Information

Lot Sz Ar:

4,764 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

3,041

Low Sqft:

Ttl Sqft:

3,041

DOM

22

Layout

Beds:

6 (5 1)

Baths:

4.5 (4 1)

Style:

3 (or more) Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Greenbelt,Landscaped,Other,Standard Shaped Lot,Treed
Double Garage Attached,Driveway,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Storage**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Chandelier,Double Vanity,French Door,Jetted Tub,Pantry,Quartz Counters,See Remarks,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title:

Fee Simple

Legal Desc:

1222497

Zoning:

ND

Remarks

Pub Rmks: **Welcome to 149 Nicholson Drive, where you will level up your life in a custom-built residence that combines timeless beauty with modern sophistication. With 3,041**

sq ft, 6 bedrooms, and 4.5 bathrooms, a thoughtful contortion of design allows this home to feel expansive yet intimately connected. Upon entering, you're greeted by soaring ceilings, a dazzling chandelier, and a dramatic staircase—all serving as a testament to this home's grandeur. The open-concept living, dining, and kitchen areas were thoughtfully designed for effortless entertaining, bathed in natural light from expansive southwest-facing windows. Double doors open into the screened-in back porch with a high vaulted ceiling, centered by a gas fireplace with a warm stone finish. The kitchen features custom Kitchen Craft cabinetry, a commercial 6-burner stove, Pottery Barn pendant lighting, quartz counters, and a functional pantry that flows into the dining room—showcasing a crystal chandelier that adds feminine flair. In the living room, a gorgeous whitewashed brick-stone gas fireplace with a natural wood mantel serves as the focal point, creating a warm ambiance. Completing this floor is a convenient 2-piece bath and a trendy laundry/mudroom with additional storage. The second floor is home to 3 generously sized bedrooms. The serene retreat in the primary suite boasts a spa-like 5-piece bathroom complete with Restoration Hardware St. James Vanity, soft Italian Carrara marble, a 6-ft jet tub, custom tile shower, and a bespoke closet. There is also a media room with a built-in office and bold, moody colour tones adding depth to the space. Rounding out this floor is a 4-piece main bathroom and a linen closet for added functionality. Elevating to the third level, this space offers a unique jungle playroom, a bonus/flex room, plus an additional bedroom with vaulted ceilings and a full bathroom. The fully finished basement features a 1-bedroom legal suite with a large walk-in closet and a separate entrance—complete with a full kitchen, bathroom, and laundry. This property's backyard sanctuary, designed for both relaxation and recreation, boasts a large custom composite deck, hot tub, BBQ pergola with gas hookup, storage shed, methodically planted trees for added privacy, and direct gate access to the greenbelt and park space. The 21' X 23' garage is equipped with 220 wiring, radiant heating, upgraded shelving, cabinets, and a sink—all designed with function and practicality in mind. Notable added features and enhancements include Hunter Douglas shutters, 7.5" baseboards, A/C, a shed, and a wired-in speaker system off the porch. Located in a family-friendly neighbourhood that truly connects with one another—if you're looking for a sense of community, you've found it at 149 Nicholson Drive. Browse the photos, floor plans and 3D tour, and call today to schedule your private viewing.

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Air Conditioning, Garage Cabinets, Garage Heater, Media Room Wiring, and 4 Security System Cameras. Basement: Refrigerator, Stove, Dishwasher, Washer, Dryer, and OTR Microwave. Negotiable: Garage TV, Garage Fridge, All TV Mounts, Exterior Speakers, and Compressor.

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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











