



THE
A-TEAM

**RE/MAX
FIRST**

217 CALLEN Drive, Fort McMurray T9K 0X7

MLS® #: **A2217243**

Area: **Parsons North**

Listing Date: **04/30/25**

List Price: **\$449,900**

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:

2012

Lot Information

Lot Sz Ar:

2,855 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,522

Low Sqft:

Ttl Sqft:

1,522

DOM

29

Layout

Beds:

3 (3)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard

Parking Pad

Utilities and Features

Roof: **Shingle**

Heating: **In Floor,Floor Furnace,Natural Gas**

Sewer:

Ext Feat: **Rain Gutters,Storage**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Separate Entrance,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1220270

Zoning:

ND

Remarks

Pub Rmks: **Spacious & Versatile Family Home with Thoughtful Upgrades. This 3+1 bedroom, 3.5 bathroom home offers both comfort and functionality for modern family living.**

Step into the bright and inviting living room, filled with natural light and gas fire place, and flow into the eat-in kitchen, perfect for family meals or entertaining. The kitchen boasts ample cabinet space, eat-up counter, and stainless steel appliances including a stove, microwave, and dishwasher—all under 5 years old. Upstairs, discover a cozy nook on the second floor, ideal for a home office, reading corner, or children's play area. The primary bedroom offers a 4 piece en-suite and walk-in closet. Down the hall you will find 2 more bedrooms, 4 piece bathroom and laundry closet. The fully developed basement with separate entrance, features dry core subfloor, a spacious family room prepped for a wet bar, and a luxurious bathroom with a jetted tub and in-floor heating—the perfect retreat. A new hot water tank (2020) adds peace of mind. Enjoy summer comfort with central air conditioning, and year-round convenience with central vacuum, a water softener, and covered front deck and back deck. The fenced backyard includes back alley access with a parking pad. This property combines cozy character with smart upgrades and space to grow. Don't miss your chance to call it home! Title insurance in lieu of a real property report.

FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, CENTRAL AIR, CENTRAL VAC AND ATTACHMENTS, WATER SOFTENER, SHED, BLINDS

Inclusions:
Property Listed By:

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







