



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**109 PEARSON Drive, Fort McMurray T9H 4S2**

MLS®#: **A2217766**

Area: **Waterways**

Listing Date: **05/05/25**

List Price: **\$554,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2017**

Lot Information

Finished Floor Area

Lot Sz Ar:

**3,978 sqft**

Lot Shape:

**0.00X0.00**

Abv Sqft:

**1,573**

Low Sqft:

Ttl Sqft:

**1,573**

DOM

**26**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Standard Shaped Lot,Wooded**

**220 Volt Wiring,Concrete Driveway,Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer: **Sewer**

Ext Feat: **Private Yard**

Construction:

**Concrete**

Flooring:

**See Remarks**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s)**

Int Feat: **Kitchen Island,Open Floorplan,Pantry,See Remarks**

Utilities: **Electricity Available,Garbage Collection**

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 12`7"</b>
<b>Nook</b>	<b>Main</b>	<b>11`1" x 6`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`1" x 9`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 9`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`0" x 9`2"</b>
<b>Game Room</b>	<b>Basement</b>	<b>15`2" x 10`11"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`7" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`1" x 13`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`0" x 5`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 6`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`0" x 6`0"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`0" x 6`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**

Zoning:  
**R1S**

Legal Desc:

8120033

Remarks

Pub Rmks:

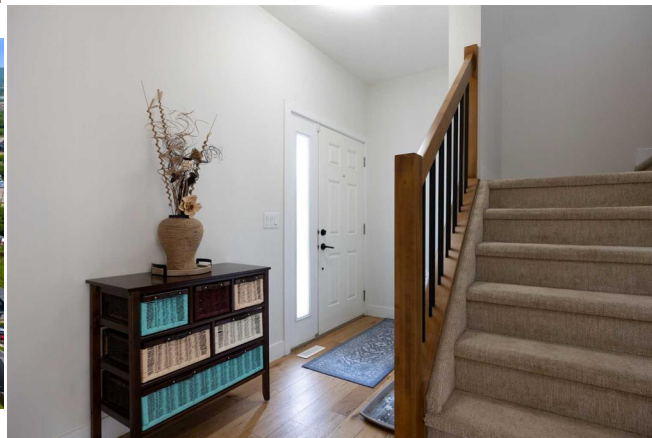
**TREE LINE! 4 BEDROOMS! 4 BATHROOMS! ATTACHED HEATED GARAGE WITH 220 POWER AND WIRED FOR CABLE! SOUND PROOF INSULATION IN WALLS! Built by Stratford Homes, this beautiful new build is located on a tree line lot in Water Ways. On the second floor you will find 3 bedrooms which includes your spacious primary bedroom that boasts a en suite bathroom, and walk in closet. Also the second floor you will also find 2 good sized spare bedrooms, 2nd floor laundry, and another full bathroom. The main floor of this home has a great open concept feel with an elegant kitchen with a pantry and a duel fuel stove. The living room is accented by 1 of 2 gas fireplaces in the home and has room for the entire family. The basement is fully developed and has a rec room with a gas fireplace, a full bathroom and the 4th bedroom. Last but not least you have direct access to the attached double car heated garage where you will find 220 power and t.v. cable hook up. All interior walls and floor joists of this home have extra insulation for sound proofing. This home backs onto the peaceful tree line and Saline Creek (SEE PICTURES). Other features include A/C, fresh paint, a fenced yard, and is located on a quiet street. Call now to book your personal showing.**

Inclusions:

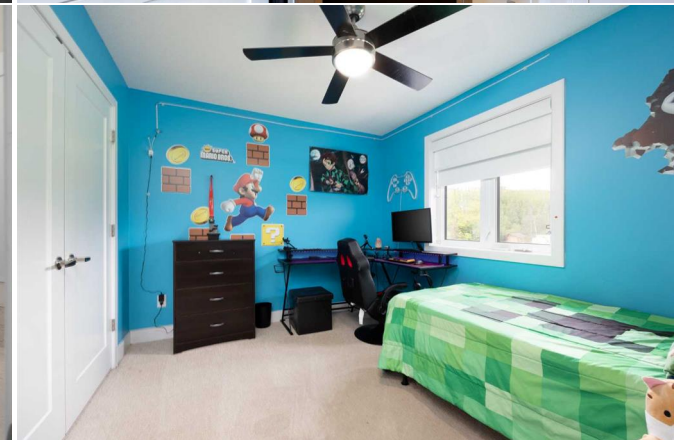
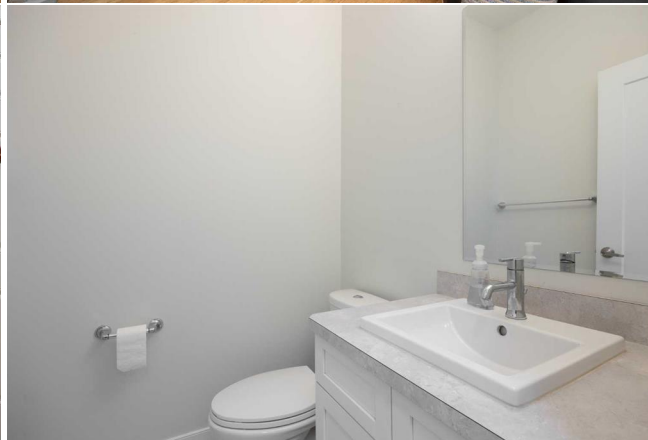
Property Listed By:

**Fridge,Stove,Dishwasher,Microwave, Washer,Dryer, A/C Unit, all window coverings, Gazebo, garage heater, garage cabinets, ROYAL LEPAGE BENCHMARK**

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



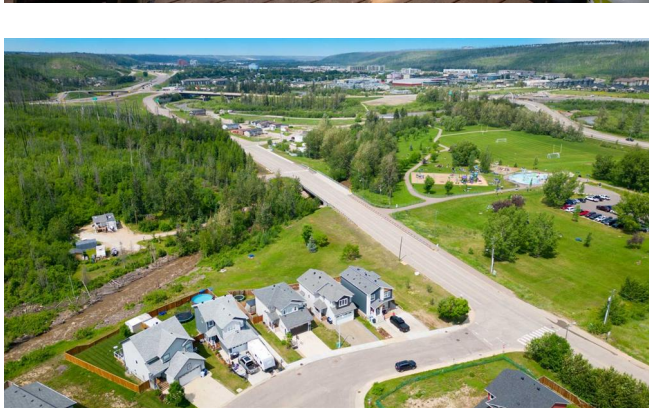
















**109 Pearson Dr, Fort McMurray, AB**

Main Building Total Exterior Area Above Grade 1573.94 sq ft



**Main Floor**  
Exterior Area 776.62 sq ft

**2nd Floor**  
Exterior Area 871.62 sq ft

**Basement (Below Grade)**  
Exterior Area 625.70 sq ft

PROF. FILED: 2020/05/11

White regions are excluded from total floor area in U.S. units. All room dimensions and floor areas that are considered approximate and are subject to independent verification.

**GUIDE**