



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**209 COLLICOTT Drive, Fort McMurray T9K 2W9**

MLS® #: **A2221000**

Area: **Parsons North**

Listing Date: **05/16/25**

List Price: **\$599,900**

Status: **Pending**

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:

**2014**

Lot Information

Lot Sz Ar:

**5,160 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,732**

Low Sqft:

Ttl Sqft:

**1,732**

DOM

**13**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey, Attached-Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

**Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Fruit Trees/Shrub(s), No Neighbours Behind, See Remarks**

Park Feat:

**Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks**

Sewer:

Ext Feat: **BBQ gas line, Garden, Storage**

Construction:

**Mixed**

Flooring:

**Ceramic Tile, Hardwood, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner, Convection Oven, Dishwasher, Double Oven, Electric Range, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Washer/Dryer Stacked, Wine Refrigerator**

Int Feat: **Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**ND**

Legal Desc:

1320334

Remarks

Pub Rmks:

Welcome to 209 Collicott Drive, tucked into the brand-new Parsons North/Heritage Drive neighbourhood. Ready to be impressed? This four-bed, four-bath beauty (with a fully legal basement suite) sits on one of the largest pie-shaped lots on the street—and it shows. Pull into your double-car garage—decked out with overhead storage, hardwood and rubberized floors, a heater, TV hookup, even a chandelier (yes, really)—then step through the man-door straight into home comfort. Hands down one of my favourite surprises: built-in shelving flanks your double-wide entry closet, and soaring 12-foot ceilings meet rich, natural-wood accents in the adjacent powder room. Hardwood and tile flow seamlessly through the open-concept main and upper levels, leading you to a living room drenched in light from clerestory windows and warmed by a gas fireplace with custom mantle and shelving. Your “dream kitchen” awaits just ahead: cream-coloured, soft-close cabinetry (pantry included), stainless appliances, quartz counters, pendulum lighting, a gas range with convection oven, wine fridge, under-cabinet lighting, and an oversized island with deep sink. Upstairs, two generously sized bedrooms each come with a TV hookup, fireplace, Murphy bed, bespoke bookcase, and custom-shelved closet. A loft space (perfect for quiet reading or a home-office nook), giant storage closet, laundry room, and a spa-inspired four-piece bath with rain-shower complete this level. And yes—the primary suite boasts its own fireplace, five-piece ensuite (jetted tub, rain-shower, dual vanity), and walk-in closet. Off the kitchen, slide open to the dining room’s balcony, which overlooks your expansive greenspace and pie-shaped yard. BBQ hookup, sturdy patio set, and under-deck storage (both open and enclosed, the latter ideal as a playhouse) mean this outdoor space works year-round. A charming tiered deck trail leads down to the basement’s private entrance, surrounded by mature trees (including Swedish aspen), shrubs, and an arbor that feels like a secret garden. Inside the legal suite, mid-landing shelves invite your houseplants, while the open living-dining-kitchen area (complete with stainless double oven and full-size fridge) offers modern laminate and tile underfoot. The bedroom’s built-in-shelved closet, four-piece bath with rain-shower, in-suite laundry, and extra storage make for comfortable, low-maintenance living. Bonus: the utility room features a water-softener, in-floor heating, on-demand hot water, and more—amenities even the main house would envy. Every corner of this home has been carefully crafted for quality and style. Curious to see if it lives up to the hype? Let’s book your showing today—and prepare to fall in love.

Inclusions:

Property Listed By:

Murphy beds x2 with televisions and fireplaces

People 1st Realty

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

















