



THE
A-TEAM

**RE/MAX
FIRST**

120 WARD Crescent, Fort McMurray T9K0X5

MLS® #: **A2224450**

Area: **Parsons North**

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

List Price: **\$649,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2012

Lot Information

Lot Sz Ar:

4,203 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,243

Low Sqft:

Ttl Sqft:

2,243

DOM

4

Layout

Beds:

6 (4 2)

Baths:

4.5 (4 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

See Remarks

Additional Parking,Concrete Driveway,Double Garage Attached,Garage Faces Rear,Heated Garage,On Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance**

Construction:

See Remarks

Flooring:

Hardwood,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Built-in Features,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

ND

Legal Desc:

1220270

Remarks

Pub Rmks:

This exquisite executive-style home boasts six bedrooms and a legal suite with a private entrance, cleverly divided into two rental units, each equipped with its own bathroom—one featuring a kitchenette and the other a full kitchen, generating a monthly cash flow of \$1,850 to assist with mortgage payments. The custom-built residence showcases stunning porcelain tile floors, elegant crown moldings, and high-end hardwood flooring throughout the main and upper levels, with laminate in the basement. Upon entering, you are welcomed by a spacious foyer that leads to a versatile flex room and an open-concept main floor, highlighted by a luxurious kitchen complete with soft-close cabinetry, a massive island offering ample storage, and a built-in wall oven/microwave combo alongside a double oven stove. The kitchen's under-cabinet lighting creates a warm ambiance, perfect for the home chef, while a generous walk-in pantry adds convenience. Adjacent to the kitchen, the dining area and great room, featuring a cozy gas fireplace, provide an inviting space for family gatherings. A back door opens to a fenced backyard, and another door leads to a heated double car garage, complemented by a convenient powder room for guests on the main floor. The upper level houses a laundry area near four bedrooms and two bathrooms, with the primary suite boasting a spacious walk-in closet and a luxurious five-piece ensuite. The second and third bedrooms also feature their own walk-in closets, making this home a must-see for any discerning buyer. Within walking distance to schools, bus route and future shopping and only minutes to all amenities! Don't miss out—call now to schedule your showing!

Inclusions:

Property Listed By:

**fridge 2, stove x 2, dishwasher x 1, bar fridge, microwave x 3, washer dryer x 2, all window coverings, garage heater, garage remote, shelving in garage
RE/MAX Connect**

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









