



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**165 CHALIFOUR Street, Fort McMurray T9K 2W9**

MLS®#: **A2240300**

Area: **Parsons North**

Listing Date: **07/15/25**

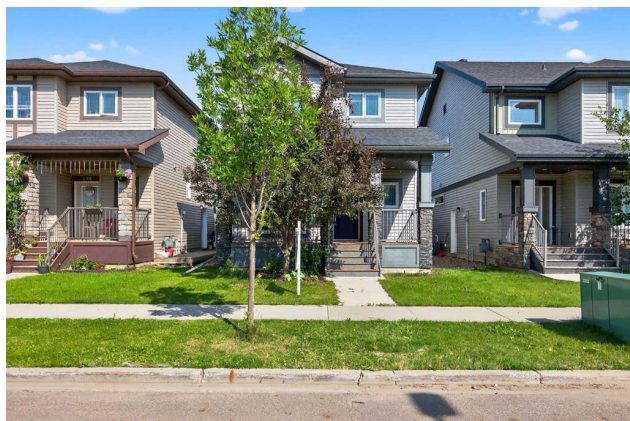
List Price: **\$449,500**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2014**

Lot Information

Finished Floor Area

Lot Sz Ar:

**3,499 sqft**

Lot Shape:

Abv Sqft:

**1,661**

Low Sqft:

Ttl Sqft:

**1,661**

DOM

**2**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**3**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped**

**Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Ceramic Tile,Laminate,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Other**

Int Feat:

**Breakfast Bar**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`4" x 14`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`2" x 12`8"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>7`7" x 8`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 10`9"</b>
<b>5pc Bathroom</b>	<b>Suite</b>	<b>9`4" x 8`8"</b>
<b>Dining Room</b>	<b>Suite</b>	<b>7`0" x 11`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>6`10" x 10`8"</b>
<b>Den</b>	<b>Main</b>	<b>10`0" x 11`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`4" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`3" x 11`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`0" x 12`10"</b>
<b>Bedroom</b>	<b>Suite</b>	<b>8`11" x 13`10"</b>
<b>Kitchen</b>	<b>Suite</b>	<b>8`2" x 11`4"</b>

Laundry	Suite	6`8" x 17`1"	Game Room Legal/Tax/Financial	Suite	11`11" x 10`0"
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>ND</b>			
	<b>1320334</b>		Remarks		
Pub Rmks:	<b>Welcome to 165 Chalifour St in Parsons North. Charming, Functional &amp; Thoughtfully Designed — A Blackspruce Beauty with Income Potential</b> Welcome to a beautifully crafted Blackspruce-built home that blends curb appeal, smart design, and long-term value. From the moment you arrive, you'll be greeted by a mature shade tree and a welcoming covered front verandah—the perfect place to unwind with a morning coffee or enjoy the evening breeze. Step inside to discover a versatile main floor that includes a dedicated home office or playroom, ideal for today's flexible lifestyle. The kitchen is a standout, featuring top-tier cabinetry, quartz countertops, and classic subway tile backsplash—a clean, timeless design that complements any style. The open-concept living room is warm and inviting, anchored by a gas fireplace and a large rear-facing window that fills the space with natural light. There's ample space for a full-sized dining table, and the rear entry porch adds year-round convenience you'll quickly wonder how you ever lived without. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with a 5-piece ensuite and walk-in closet. For added convenience, the laundry room is also located on the upper level, close to where you need it most. Downstairs, a fully developed one-bedroom LEGAL suite awaits—complete with a stylish bathroom, full kitchen, cozy living area, and generous storage. With its private separate entrance, this suite is ideal for extended family, guests, or supplementing your mortgage with rental income. Freshly painted and meticulously maintained by its original owner, this home is in excellent condition and ready for new memories. lets take a look!				
Inclusions: Property Listed By:	<b>As is, where is at time of possession</b> <b>EXP REALTY</b>				

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









