

# \$761,000 - 100 Macrae Place, Fort McMurray

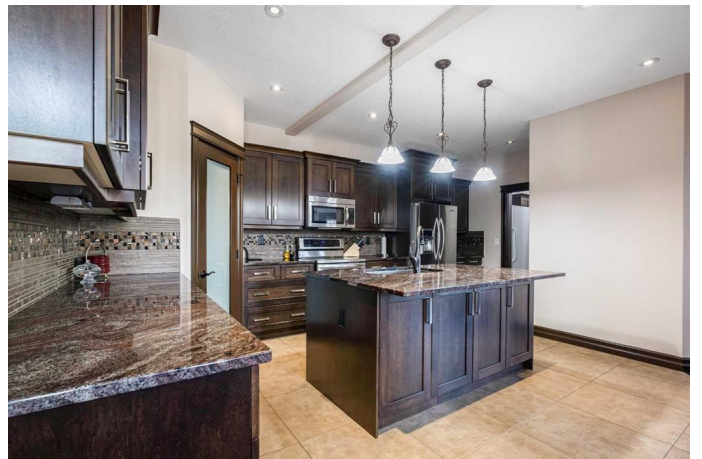
MLS® #A2172936

**\$761,000**

5 Bedroom, 4.00 Bathroom, 2,393 sqft  
Residential on 0.16 Acres

Parsons North, Fort McMurray, Alberta

Public Remarks: Welcome to this STUNNING 2-Story home nestled in a DESIRABLE NEIGHBORHOOD! with 2392 Sq Ft of exquisite Design . This residence offers a 2 BEDROOM LEGAL SUITE & a thoughtfully laid out floor plan that MAXIMIZES SPACE & FUNCTIONALITY. This spacious residence offers ample living space for your family. The QUALITY CRAFTSMANSHIP is evident throughout the home. UPON WAKING IN you are greeted by a SPACIOUS ENTRANCE with a LARGE WALK-IN-CLOSET, there is MAIN FLOOR OFFICE, 2 pcs BATHROOM, then step in the HEART OF THE HOME and be CAPTIVATED by the STUNNING KITCHEN, featuring CUSTOM MAPLE CABINETS, CROWN MOLDINGS, GRANITE COUNTER TOPS, UPPER GLASS CABINETS, UNDER COUNTER LIGHTING, A LARGE SIT-UP ISLAND (with cabinets) perfect for ENTERTAINING guests or enjoying FAMILY TIME., TILE FLOORING. There is ACCESS TO BACK DECK off the SUNNY DINING AREA which is open to the beautiful LIVING ROOM that is ADORNED WITH HIGH CEILINGS & SOARING BRIGHT WINDOWS to allow loads of beautiful NATURAL LIGHTING IN CREATING A WARM & INVITING ATMOSPHERE, BEAUTIFUL HARDWOOD FLOORING. MAIN FLOOR LAUNDRY, 2 PCS BATHROOM & ACCESS TO DOUBLE ATTACHED IN FLOOR HEATED GARAGE. UPPER LEVEL OFFERS 3



BEDROOMS ,OVERSIZED PRIMARY BOASTS A BEAUTIFUL 5 PCS ENSUITE, LARGE WALK IN CLOSET. 2 FULL SPARE ROOMS each with WALK-IN CLOSETS & there is another 4 PCS BATHROOM . Off the MAIN LEVEL you have BASEMENT ACCESS with PRIVATE ACCESS TO THE UTILITY ROOM & STORAGE and the BASEMENT SUITE. DOWNSTAIRS, the BASEMENT PRESENTS a 2 BEDROOM LEGAL SUITE that has a PRIVATE SEPARATE ACCESS TO THE FULLY SELF CONTAINED SUITE FROM THE OUTSIDE , This 2 BED LEGAL SUITE offers a 4 PCS BATHROOM, SPACIOUS OPEN CONCEPT EAT-IN KITCHEN, & LIVING ROOM, this OFFERS POTENTIAL RENTAL INCOME OR SPACE FOR EXTENDED FAMILY. OUTSIDE offers a DOUBLE ATTACHED IN FLOOR HEATED GARAGE w/ LARGE OVER SIZED DRIVEWAY & GATED R.V. PARKING (with a boulevard crossing permit) in the BACKYARD provide ample space for VEHICLES, R.V.PARKING & OUTDOOR ACTIVITIES. SITUATED IN A DESIRED NEIGHBORHOOD, this CUSTOM BUILT HOME COMBINES LUXURY, COMFORT & CONVENIENCE. Don't miss your chance to call this EXQUISITE property yours. CENTRAL AIR CONDITIONING, HEATED FLOORING. APPLIANCES, WINDOW COVERINGS included. Original owners and PRIDE OF OWNERSHIP SHOWS.

Built in 2012

### **Essential Information**

MLS® #	A2172936
Price	\$761,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,393
Acres	0.16
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	100 Macrae Place
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0Z7

### Amenities

Parking Spaces	8
Parking	Double Garage Attached, RV Access/Parking, RV Gated
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Central Vacuum, Granite Counters, High Ceilings, Vinyl Windows, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Appliances, Garage Control(s), Instant Hot Water, Microwave, Oven, Refrigerator, See Remarks, Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Fireplace(s), In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 15th, 2024
Days on Market	172
Zoning	ND

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.