

\$529,999 - 117 Collicott Drive, Fort McMurray

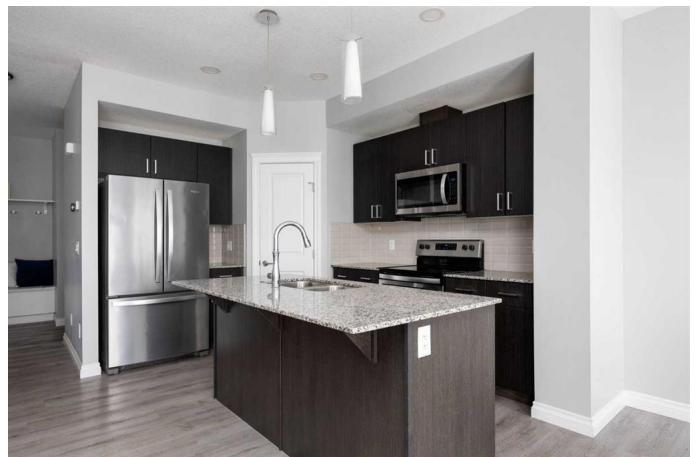
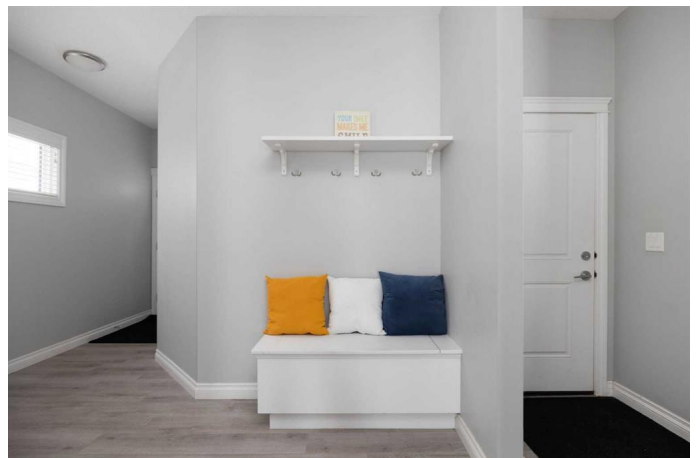
MLS® #A2192193

\$529,999

4 Bedroom, 4.00 Bathroom, 1,747 sqft
Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

WOW! This GORGEOUS well appointed MODERN designed 4 bedroom and 3.5 bathroom semi detached home with a 23'.8" x 18'.2" HEATED attached garage, LEGAL BASEMENT SUITE, with a contemporary vibe, is the PERFECT starter home! This home has it all from having a OPEN CONCEPT Floor plan, 9 foot ceilings, upscale finishing such as granite countertops, vinyl plank flooring, tons of storage, a walk through butler pantry (how cool is that!), The second floor features a BONUS Room, 3 generous size bedrooms, 2 more bathrooms, with the Primary bedroom having its own spacious 3 pc ensuite and walk in closet. The basement is fully developed with SEPARATE Entrance to a private suite, featuring a self contained kitchen, dining/living room combo, 4pc bath and spacious one bedrooms. For those Savvy Buyers there is already a Tenant in place at \$1300 per month on a month to month to help cash flow your mortgage. Some of the fun facts about this location is there is Central Air Conditioning, HEATED Garage, Lots of parking, Fenced back yard, and only a few minutes walk to TWO Elementary schools, bike / walking trails, pond, bus route, and Parsons North is will be home to the future Walmart Store. CALL NOW TO VIEW! MAKE THIS YOUR HOME TODAY!



Built in 2018

Essential Information

MLS® #	A2192193
Price	\$529,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,747
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	117 Collicott Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W8

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s)
Appliances	See Remarks
Heating	Floor Furnace, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Suite, Exterior Entry

Exterior

Exterior Features	Private Entrance
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Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	February 4th, 2025
Days on Market	37
Zoning	ND

Listing Details

Listing Office	RE/MAX Connect
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