

# \$550,000 - 112 Pearson Drive, Fort McMurray

MLS® #A2214277

**\$550,000**

4 Bedroom, 4.00 Bathroom, 1,861 sqft

Residential on 0.07 Acres

Waterways, Fort McMurray, Alberta

Welcome to 112 Pearson Drive: A show-stopping two-storey home offering a beautiful blend of luxury, functionality, and style—all nestled in a family-friendly neighbourhood just steps from playgrounds, splash parks, a dog park, and the boat launch. With its stunning curb appeal, a double concrete driveway, and a modern exterior aesthetic, this original-owner home has been thoughtfully designed from top to bottom with impressive upgrades throughout.

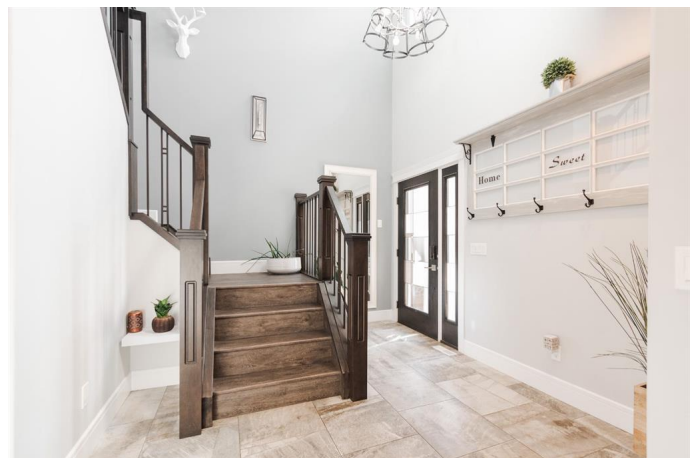
Step into the main level and be instantly captivated by the heart of the home—the kitchen. This space is an absolute standout, featuring a massive granite island with no seam, endless storage timeless white cabinetry, an apron sink, under-cabinet lighting, and high-end appliances including a built-in microwave, built-in oven and a five-burner gas range. Whether you're entertaining or just enjoying your everyday routine, this kitchen delivers both beauty and practicality in spades.

The open-concept layout flows seamlessly into the living room, where an electric fireplace feature wall adds warmth and ambience.

Luxury vinyl plank flooring stretches throughout the main floor, and no-strings blinds provide sleek privacy. A two-piece bathroom completes the main level.

Upstairs, three generously sized bedrooms offer comfortable and private retreats.

The primary bedroom is a peaceful haven with its own fireplace, black-out blinds, and a stylish



barn door leading into the luxurious ensuite, where you'll find double sinks, a walk-in tiled shower, and a spacious walk-in closet that cleverly integrates the upper-level laundry. Each bathroom throughout the home features granite countertops, and the entire space is finished in a soft, neutral palette that's both modern and timeless.

The fully finished basement includes a large family room, fourth bedroom, a full four-piece bathroom, a second laundry area, and a built-in surround sound receiver that supports audio throughout the entire home and outside—making it ideal for a growing family or extra entertaining space.

Step outside to a beautiful backyard built for entertaining. A large two-tiered deck features shuttered privacy walls, an included gazebo with feature lighting, RV gate access, and outdoor speakers already wired—perfect for summer evenings with friends and family.

The attached garage is a dream space on its own, equipped with a drop-down screen door, built-in bench and storage, gas heater, 220 plug and is set up as the perfect place to watch the game.

Additional features include central A/C, hot water on demand, and the home is in meticulous condition that reflects the pride of original ownership.

Don't miss your chance to own this spectacular home in a location that offers the best of community living. Schedule your private tour of 112 Pearson Drive today—it's even better in person.

Built in 2017

## Essential Information

MLS® #	A2214277
Price	\$550,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,861
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	112 Pearson Drive
Subdivision	Waterways
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4S5

### Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, RV Access/Parking, Side By Side, RV Gated
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Views, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	2
Zoning	R1S

**Listing Details**

Listing Office	The Agency North Central Alberta
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