

# \$626,900 - 189 Dafoe Way, Fort McMurray

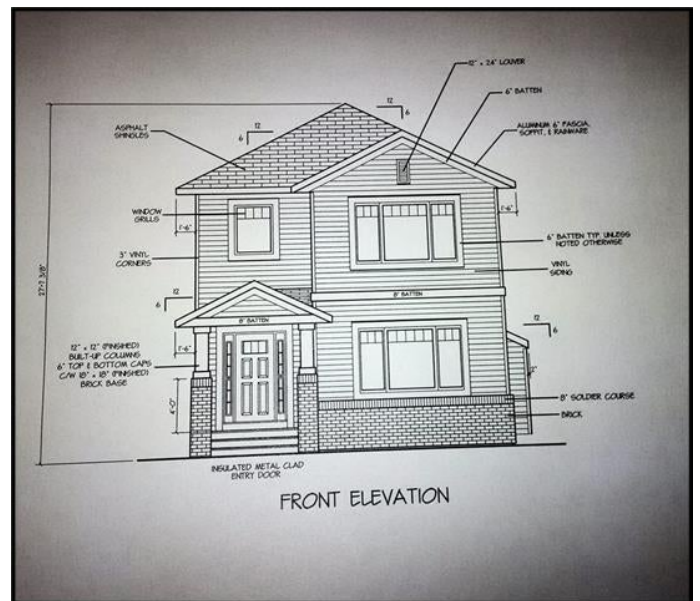
MLS® #A2181700

**\$626,900**

5 Bedroom, 4.00 Bathroom, 1,541 sqft  
Residential on 0.09 Acres

Parsons North, Fort McMurray, Alberta

WOW! CHECK OUT THIS DEAL! PRE-SALE -BRAND NEW CONSTRUCTION Built by Shergill Homes is the PERFECT Starter home for the savvy buyer! FANTASTIC 2 bedroom LEGAL Suite is the PERFECT MORTGAGE HELPER! You will LOVE the Contemporary and Modern Design of every Shergill home. ACT FAST! Builder Finishing includes: Hardwood on main floor, tile in bathrooms, quartz countertops throughout, carpet upstairs and in bedrooms, vinyl plank in basement. Front landscaping only will be completed by builder when weather permits. Builder will supply an appliance package for upstairs only. (Fridge, stove, dishwasher, hood fan) Target date for completion is Spring 2025. Comes with 10 Year Progressive New Home Warranty! ACT NOW WHILE YOU CAN STILL PICK YOUR COLOR PACKAGE FROM THE BUILDERS SELECTION! CALL FOR DETAILS! "You DREAM, We Take Notes!"



Built in 2024

## Essential Information

MLS® #	A2181700
Price	\$626,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,541

Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	189 Dafoe Way
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0Z8

### **Amenities**

Utilities	Natural Gas Available
Parking Spaces	2
Parking	Concrete Driveway, Off Street

### **Interior**

Interior Features	Granite Counters
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed December 5th, 2024

Days on Market 128

Zoning ND

### **Listing Details**

Listing Office RE/MAX Connect

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.