

\$539,900 - 104 Collicott Drive, Fort McMurray

MLS® #A2185677

\$539,900

5 Bedroom, 4.00 Bathroom, 1,451 sqft
Residential on 0.08 Acres

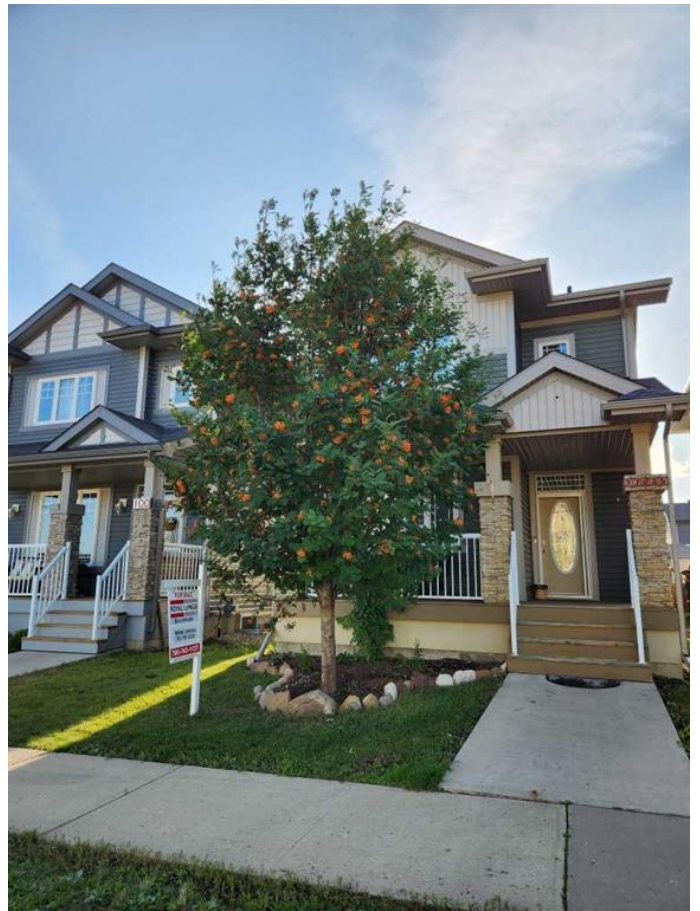
Parsons North, Fort McMurray, Alberta

Welcome to this beautiful Two Storey Home located in the Parson's North Area. This home has a LEGAL/TWO BEDROOM SUITE with SEPARATE ENTRANCE perfect for extra income (Owners willing to rent the basement suite and sign a 6 to 12 month lease depending on purchase date) 9 ft ceilings on the main floor & basement, an open concept kitchen/dinning/living room, excellent for entertaining, stainless steel appliances, breakfast bar & nice size pantry. Living room offers plenty of natural lighting and a gas fireplace for those cozy evenings. Second level has 3 bedrooms, 2 full baths w/master having 4-pc ensuite w/ jetted tub & large walk in closet. The basements legal suite, has a 4-pc bath, 2 bedrooms, kitchen/ living space & separate laundry facilities, AC and central vac with attach. Fully fenced in back yard for your children and fur babies to play. Large 16x20 heated workshop is ideal for those carpentry/mechanical projects or storage for your toys. Definitely a must see !!

Built in 2013

Essential Information

MLS® #	A2185677
Price	\$539,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3



Half Baths 1
 Square Footage 1,451
 Acres 0.08
 Year Built 2013
 Type Residential
 Sub-Type Detached
 Style 2 Storey
 Status Active

Community Information

Address 104 Collicott Drive
 Subdivision Parsons North
 City Fort McMurray
 County Wood Buffalo
 Province Alberta
 Postal Code T9K2W8

Amenities

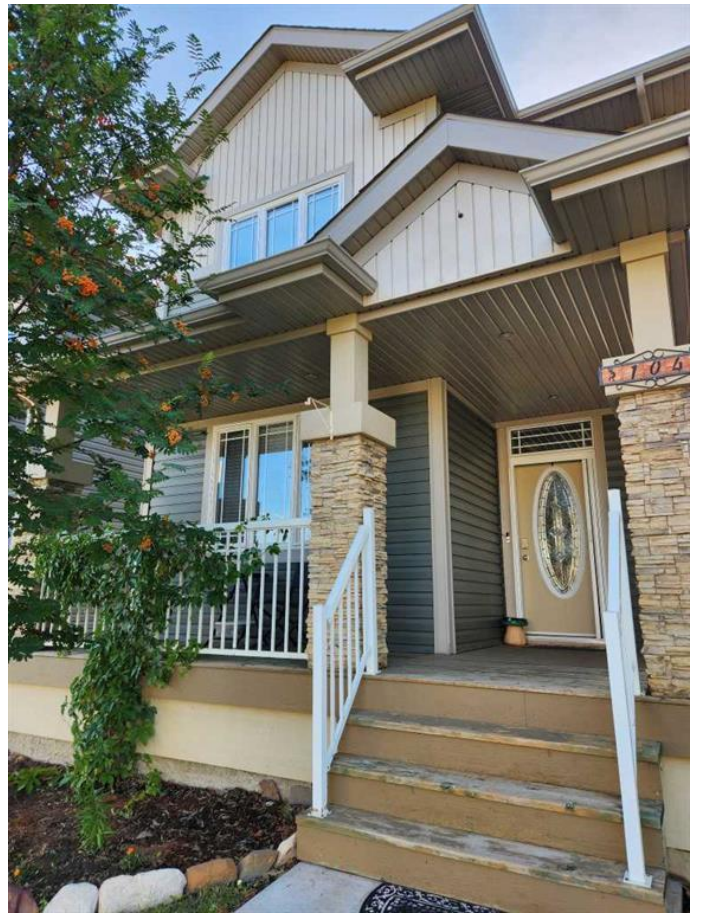
Parking Spaces 3
 Parking Parking Pad, Stall
 # of Garages 3

Interior

Interior Features See Remarks
 Appliances Central Air Conditioner, Dish Washer/Dryer, Window Coverings
 Heating Forced Air, Natural Gas
 Cooling Central Air
 Fireplace Yes
 # of Fireplaces 1
 Fireplaces Gas, Mantle
 Has Basement Yes
 Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Dog Run, Private Entrance
 Lot Description Private
 Roof Asphalt Shingle
 Construction Vinyl Siding



Foundation Poured Concrete

Additional Information

Date Listed January 6th, 2025

Days on Market 88

Zoning ND

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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