

# \$829,900 - 149 Nicholson Drive, Fort McMurray

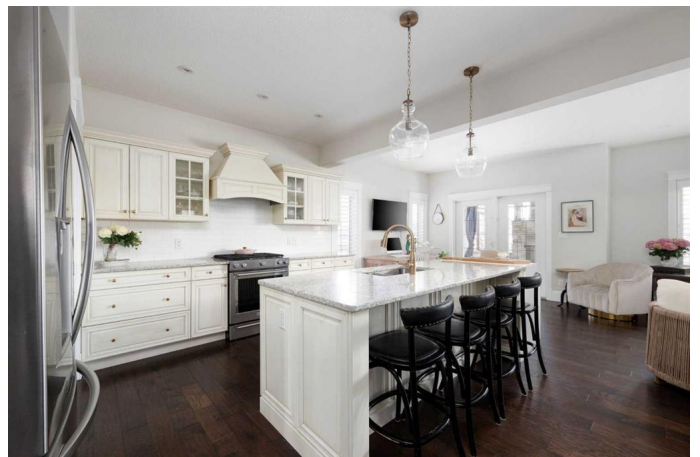
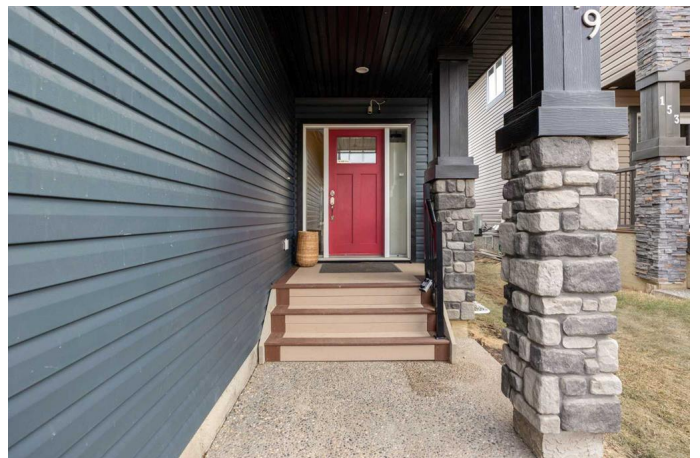
MLS® #A2212744

**\$829,900**

6 Bedroom, 5.00 Bathroom, 3,041 sqft  
Residential on 0.11 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 149 Nicholson Drive, where you will level up your life in a custom-built residence that combines timeless beauty with modern sophistication. With 3,041 sq ft, 6 bedrooms, and 4.5 bathrooms, a thoughtful contortion of design allows this home to feel expansive yet intimately connected. Upon entering, you're greeted by soaring ceilings, a dazzling chandelier, and a dramatic staircase—all serving as a testament to this home's grandeur. The open-concept living, dining, and kitchen areas were thoughtfully designed for effortless entertaining, bathed in natural light from expansive southwest-facing windows. Double doors open into the screened-in back porch with a high vaulted ceiling, centered by a gas fireplace with a warm stone finish. The kitchen features custom Kitchen Craft cabinetry, a commercial 6-burner stove, Pottery Barn pendant lighting, quartz counters, and a functional pantry that flows into the dining room—showcasing a crystal chandelier that adds feminine flair. In the living room, a gorgeous whitewashed brick-stone gas fireplace with a natural wood mantel serves as the focal point, creating a warm ambiance. Completing this floor is a convenient 2-piece bath and a trendy laundry/mudroom with additional storage. The second floor is home to 3 generously sized bedrooms. The serene retreat in the primary suite boasts a spa-like 5-piece bathroom complete with Restoration Hardware St. James Vanity, soft Italian



Carrara marble, a 6-ft jet tub, custom tile shower, and a bespoke closet. There is also a media room with a built-in office and bold, moody colour tones adding depth to the space. Rounding out this floor is a 4-piece main bathroom and a linen closet for added functionality. Elevating to the third level, this space offers a unique jungle playroom, a bonus/flex room, plus an additional bedroom with vaulted ceilings and a full bathroom. The fully finished basement features a 1-bedroom legal suite with a large walk-in closet and a separate entrance—complete with a full kitchen, bathroom, and laundry. This property's backyard sanctuary, designed for both relaxation and recreation, boasts a large custom composite deck, hot tub, BBQ pergola with gas hookup, storage shed, methodically planted trees for added privacy, and direct gate access to the greenbelt and park space. The 21' X 23' garage is equipped with 220 wiring, radiant heating, upgraded shelving, cabinets, and a sink—all designed with function and practicality in mind. Notable added features and enhancements include Hunter Douglas shutters, 7.5" baseboards, A/C, a shed, and a wired-in speaker system off the porch. Located in a family-friendly neighbourhood that truly connects with one another—if you're looking for a sense of community, you've found it at 149 Nicholson Drive. Browse the photos, floor plans and 3D tour, and call today to schedule your private viewing.

Built in 2013

### **Essential Information**

MLS® #	A2212744
Price	\$829,900
Bedrooms	6
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	3,041
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### **Community Information**

Address	149 Nicholson Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0Z6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Chandelier, Double Vanity, French Door, Jetted Tub, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Stone, Brick Facing, Sun Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Storage
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Lot Description	Back Yard, Greenbelt, Landscaped, Other, Standard Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	2
Zoning	ND

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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