

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

MLS® #A2185677

\$539,900

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

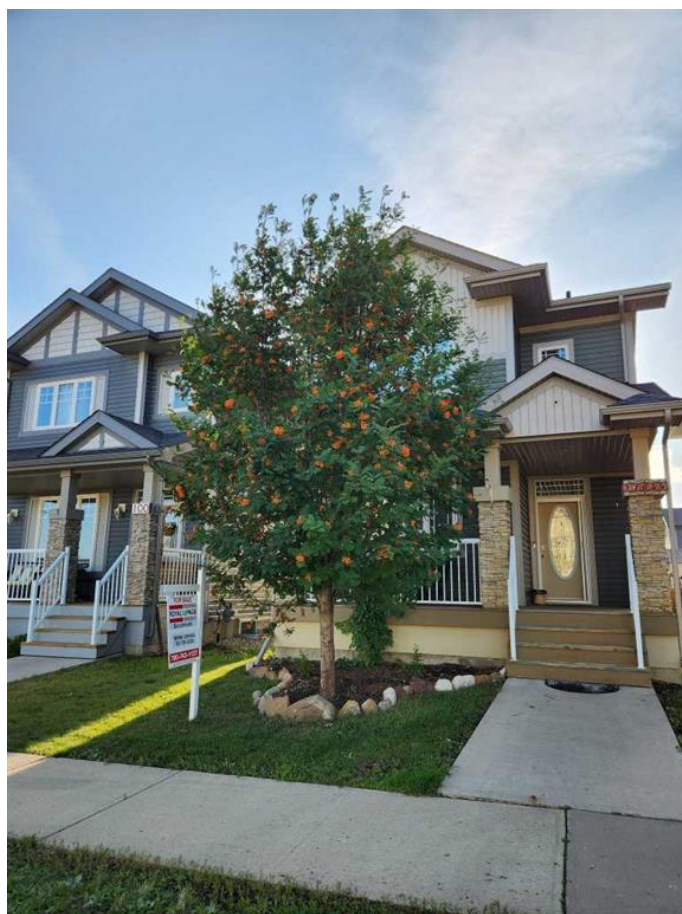
Parsons North, Fort McMurray, Alberta

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



Foundation Poured Concrete

Additional Information

Date Listed January 6th, 2025
Days on Market 121
Zoning ND

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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