

# \$524,900 - 104 Collicott Drive, Fort McMurray

MLS® #A2185677

## \$524,900

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

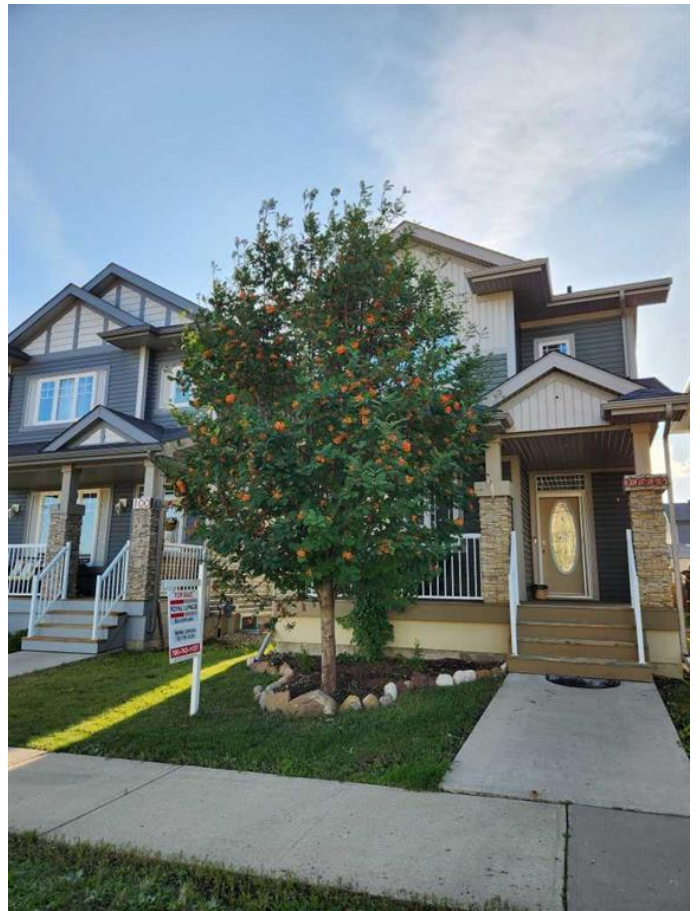
Parsons North, Fort McMurray, Alberta

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, 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	\$524,900
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 Dishwasher, Refrigerator, Conditioner, Microwave, Window  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Mantle  
Has Basement Yes  
Basement Finished, Full, Exterior Entry, 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 152

Zoning ND

### **Listing Details**

Listing Office ROYAL LEPAGE BENCHMARK

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