



# 189 Blackburn Drive Fort McMurray Alberta

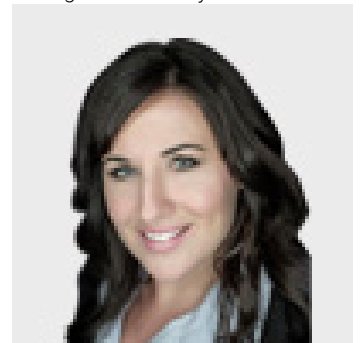
\$759,900

Welcome to 189 Blackburn backing onto the greenbelt and walking trail. This functional main floor layout offers a large open concept kitchen, dining and living room. The gorgeous kitchen has cabinets to the ceiling, granite countertops, under cabinet lighting, soft close doors and drawers, a gas stove and a huge island. Best of all the walk through pantry leads to a huge mud room with convenient main floor laundry and access to the attached heated garage that even has a floor drain. The dining nook has double garden doors leading to the backyard. Hardwood flooring extends from the main floor up to the second level where you will find 3 bedrooms including the master which overlooks the greenbelt and features a large walk in closet and spacious ensuite bathroom that has a ton of natural light, dual sinks, a soaker tub and separate shower. The basement has a smart layout and could be used as a LEGAL RENTAL SUITE or as a regular basement. Boasting 2 bedrooms, a separate side entrance, a full kitchen, separate heat and separate laundry. The fenced backyard faces south and is complete with a deck, ground level interlocking brick patio, a fire pit and pond. Added perks include central vac, central ac, a garburator. Excellent location in North Parsons backing on the walk trails and only a few blocks away from 2 elementary school and a popular children skate park and water park. Call today for your private viewing. (id:6769)

5pc Bathroom .00 Ft x .00 Ft  
 Primary Bedroom 13.58 Ft x 16.58 Ft  
 Bedroom 10.08 Ft x 14.25 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Bedroom 10.67 Ft x 12.25 Ft  
 4pc Bathroom 8.42 Ft x 5.00 Ft  
 Bedroom 9.83 Ft x 12.00 Ft  
 Bedroom 12.75 Ft x 10.83 Ft

Kitchen 7.75 Ft x 10.33 Ft  
 Other 16.83 Ft x 20.08 Ft  
 Furnace 12.75 Ft x 9.00 Ft  
 2pc Bathroom 6.08 Ft x 5.08 Ft  
 Dining room 13.08 Ft x 8.17 Ft  
 Kitchen 13.08 Ft x 12.42 Ft  
 Laundry room 12.83 Ft x 11.50 Ft  
 Living room 13.83 Ft x 16.50 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX FORT MCMURRAY

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