



## 104 Collicott Drive Fort McMurray Alberta

\$549,900

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. It also has 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 4pc 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. The large 16x20 heated shed features a craft/sewing room and a separate gardening/ storage area. Definitely a must see !! Call today to schedule your showing. (id:6769)

Primary Bedroom 18.00 Ft x 13.17 Ft

Bedroom 10.42 Ft x 9.58 Ft

3pc Bathroom 7.75 Ft x 5.50 Ft

4pc Bathroom 4.92 Ft x 9.00 Ft

Bedroom 9.58 Ft x 10.42 Ft

4pc Bathroom 5.08 Ft x 7.42 Ft

Bedroom 7.92 Ft x 11.33 Ft

Bedroom 9.42 Ft x 10.50 Ft

Kitchen 10.75 Ft x 17.17 Ft

Other 8.08 Ft x 14.42 Ft

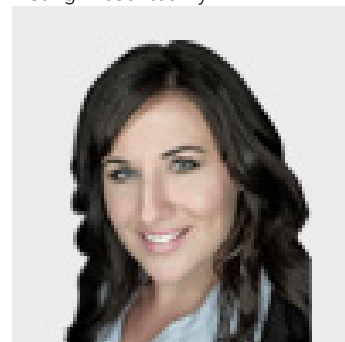
2pc Bathroom 5.83 Ft x 5.08 Ft

Dining room 12.67 Ft x 10.08 Ft

Kitchen 11.83 Ft x 15.33 Ft

Living room 11.58 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE BENCHMARK

**RE/MAX**

**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort  
McMurray, AB,

Phone: 780-880-7173  
jadenek@remax.net