



152 Collicott Drive Fort McMurray Alberta

\$565,000

Step into your future home in the vibrant Parsons North neighbourhood of Fort McMurray, AB, where functionality meets modern elegance. Proudly constructed by Black Spruce Builders, this two-storey gem boasts 1,650 square feet of meticulously designed space, perfect for both comfort and contemporary living. Set on a generous 3,500-square-foot lot, this property offers more than just a house—it presents a lifestyle. As you enter the welcoming atmosphere of the open-concept main floor, you are greeted by the warmth of a fireplace—a preview of the cozy experiences to come. The living room, spacious and inviting, seamlessly transitions into the gourmet kitchen. Here, cooking is a delight with top-of-the-line amenities including a gas stove and lustrous granite countertops that add a touch of luxury. The massive pantry is an added bonus to keep counter tops clean of the chefs small appliances. Are you working from home still? Then the main floor den would be perfect for you. Or is a better designated toy room for the kids? Upstairs, the primary bedroom is a true retreat, featuring a walk-in closet with organizers to keep your belongings neatly stored. The ensuite is an oasis of relaxation with a jetted tub and granite counters, providing a spa-like experience every day. Each of the home's additional four bedrooms offers comfort and style, ensuring personal space for family and guests alike. Including well designed closet organizers. The linen closet upstairs is fantastic for storage. The upstairs laundry is room that has a folding counter and cabinets. This builder thought of everything that makes it so practical. The highlight of this property is the fully self-contained two-bedroom legal suite in the basement, complete with its own full kitchen and in-floor heat. The bathroom has a very large walk in closet that can double as storage or linen closet. W...

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 10.25 Ft x 10.58 Ft

Bedroom 10.33 Ft x 11.25 Ft

Primary Bedroom 12.00 Ft x 13.00 Ft

4pc Bathroom Measurements not available

Kitchen 2.33 Ft x 11.33 Ft

Recreational, Games room 13.00 Ft x 12.58 Ft

2pc Bathroom Measurements not available

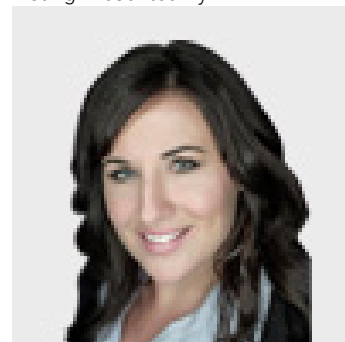
Den 10.00 Ft x 10.92 Ft

Other 6.83 Ft x 10.67 Ft

Foyer 9.67 Ft x 8.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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RE/MAX FORT MCMURRAY

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RE/MAX Fort McMurray

9919 Biggs Avenue, Fort McMurray, AB,

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

Bedroom 8.83 Ft x 14.75 Ft
Bedroom 9.58 Ft x 9.83 Ft

Kitchen 14.50 Ft x 14.67 Ft
Living room 13.17 Ft x 12.75 Ft