



201 Ward Crescent Fort McMurray Alberta

\$639,900

Welcome to 201 Ward Crescent: This stunning Kydan Homes property is filled with impressive upgrades and features, offering everything a homebuyer could want. Nestled on a large pie-shaped lot, this home boasts a long driveway leading to an oversized and beautiful garage. With luxury finishes, a main floor office, a bonus room, a two-bedroom legal suite, and turnkey living spaces throughout, this home has it all while being located just steps away from two excellent schools in Parsons Creek North and close to bus routes with direct highway access - you'll love the combination of beauty and convenience this home provides. Upon entering, you'll be greeted by a spacious foyer with soaring high ceilings and access to the front room. This versatile space is oversized and perfect for use as a sitting area, home office, formal dining room, or play room. A two-way gas fireplace connects this room to another flexible space, which could serve as an office, home gym, bedroom, or bonus room, providing endless functionality to suit your needs. The open-concept living area features additional space, thanks to a permitted addition at the back of the home. Added windows flood the area with natural light, while a gas fireplace adds a cozy ambiance. The kitchen is perfectly laid out with ample storage and counter space, a large island for meal prep, quick breakfasts, or entertaining, and granite countertops paired with stainless steel appliances that enhance the home's elevated feel. Adjacent to the kitchen, a spacious dining area is perfect for family meals. A main floor laundry room with extra storage and a conveniently located powder room complete the main level. The open staircase leading to the second level adds a touch of elegance. At the top of the stairs, you'll find the primary suite, featuring engineered hardwood floors, a spacious layout that comfortably accommodates a king-s...

4pc Bathroom 10.00 Ft x 5.00 Ft

4pc Bathroom 10.00 Ft x 12.17 Ft

Bedroom 11.33 Ft x 11.92 Ft

Bedroom 9.92 Ft x 11.92 Ft

Primary Bedroom 12.00 Ft x 20.08 Ft

4pc Bathroom 10.08 Ft x 5.00 Ft

Laundry room 13.25 Ft x 9.75 Ft

Recreational, Games room 12.42 Ft x 19.08 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

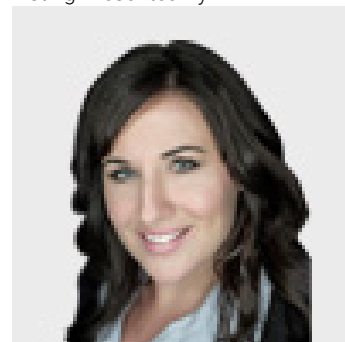
Bedroom 9.83 Ft x 11.08 Ft

Dining room 9.92 Ft x 7.67 Ft

Kitchen 9.92 Ft x 11.83 Ft

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Listing Presented By:



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RE/MAX[®]

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Bedroom 10.08 Ft x 12.67 Ft
Bedroom 12.42 Ft x 11.75 Ft
Dining room 6.33 Ft x 5.83 Ft
Kitchen 10.92 Ft x 15.33 Ft

Laundry room 6.50 Ft x 7.00 Ft
Living room 14.50 Ft x 20.17 Ft
Office 12.08 Ft x 13.50 Ft