



## 217 Clarkson Street Fort McMurray Alberta

\$479,900

Welcome to 217 Clarkson Street, a 1596 sq ft semi-detached in Parsons North, featuring a 1-bedroom Legal Suite and a garage. Built by the reputable Blackspruce Builders in 2015, this stunning property offers a perfect blend of modern design, functionality, and comfort, making it the ideal place to call home. As you approach, you'll be greeted by a private covered front porch, setting the stage for the inviting atmosphere that awaits within. Step inside and prepare to be impressed by the bright and open layout, designed to maximize natural light and create a sense of spaciousness throughout. A den or office and a 2 piece powder room are conveniently situated as you enter the foyer, providing a versatile space that can be customized to suit your needs in this increasingly "work from home" environment. The main floor boasts contemporary white cabinets, complemented by white quartz counters and a stylish tile backsplash, creating a sleek and modern aesthetic in the kitchen. A large eat up island, deep double sink and stainless appliances are just a few of the features you'll love about this space. Wide plank luxury vinyl flooring and tile with sleek modern trim run throughout the main level. Gather with loved ones in the cozy living room, complete with a built-in fireplace, perfect for chilly evenings and creating a warm and inviting ambiance. The dining nook fits a large table to seat family and friends. Upstairs, you'll find three bedrooms 2 bathrooms and a separate laundry room, offering both comfort and convenience for your daily routines. The primary bedroom is a true retreat, featuring a large walk-in closet and a luxurious 5-piece en-suite with a tub, shower, and double vanity, providing the perfect escape after a long day. Outside, the fully fenced backyard offers privacy and space for outdoor enjoyment, complete with a 12x18 garage and parking beside it, as...

Bedroom 9.33 Ft x 13.67 Ft

Bedroom 9.17 Ft x 9.33 Ft

Primary Bedroom 10.83 Ft x 12.92 Ft

4pc Bathroom 9.17 Ft x 4.92 Ft

5pc Bathroom 7.58 Ft x 8.92 Ft

Bedroom 10.58 Ft x 10.25 Ft

Den 11.92 Ft x 9.50 Ft

Kitchen 14.42 Ft x 15.25 Ft

Office 9.00 Ft x 10.92 Ft

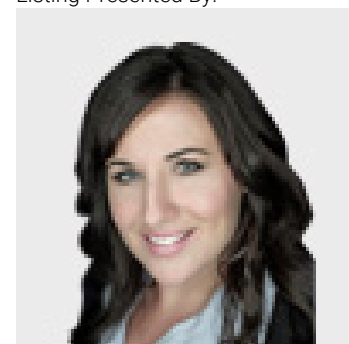
Living room 13.00 Ft x 15.42 Ft

Kitchen 13.00 Ft x 12.08 Ft

Other 7.08 Ft x 10.58 Ft

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

Listing Presented By:



Originally Listed by:  
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**RE/MAX**<sup>®</sup>

**RE/MAX Fort McMurray**

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4pc Bathroom 4.92 Ft x 8.83 Ft

2pc Bathroom 4.92 Ft x 4.67 Ft