



## 233 Blackburn Drive Fort McMurray Alberta

\$719,999

WOW! Describes 233 Blackburn drive DRESSED UP TO IMPRESS THE MOST DISCERNING OF BUYERS! The OPEN CONCEPT Floor plan greets you where LUXURY Finishings meet MODERN Design, Floor to Ceiling BANKS OF WINDOWS along the back of the home, let lots of sunshine in with Gorgeous Views of the Greenspace and walking trails! Decorated in neutral and rich palette's throughout. Let's start with the flooring by the entry boasting marble UPDATED style porcelain tile that meets UPDATED hickory engineered hardwood on the main. The main is completed with ceiling pot lights. There is a garden door off the dining, leading to a NEWER platform deck giving the indoor/outdoor transition the perfect vibe for entertaining and watching the family/children grow and play. The GREAT ROOM AND OFFICE are complimented with a 2-way gas fireplace and lovely French doors. A perfect space for the working professionals, or use as a flex room! Let's not forget about the Gorgeous UPDATED 2 piece bath. Displaying beautiful shiplap feature walls, designer floor tile, new vanity and cyclone fast flow toilet.. (Hey!!! That matters too right?) Upstairs your home has a LARGE BONUS ROOM, all updated NEW plush carpeting, 3 bedrooms, 2 more full baths (which ALL have their own walk-in closets) and a well appointed laundry room with banks of cupboards for excellent storage. The Primary suite has an updated 5 piece ensuite bathroom with dual sink vanity, stand alone shower, separate bath, stunning honeycomb floor tiling, and subway surround tile backsplash. Let's not forget about the walk-in closet, and the additional closet at the front of the room. TO TOP this PERFECT PACKAGE OFF. The basement is complete with its very own 2 Bedroom LEGAL SUITE with separate entry that has had a 0 vacancy rate. This 3089 Sq/Ft of living space Home sits on over 4400sq/ft lot w/ a heated triple tandem garage so you have plenty of...

4pc Bathroom 10.58 Ft x 4.92 Ft

5pc Bathroom 8.25 Ft x 9.33 Ft

Bedroom 9.92 Ft x 11.83 Ft

Bedroom 10.92 Ft x 14.08 Ft

Primary Bedroom 14.00 Ft x 14.75 Ft

Bonus Room 21.58 Ft x 14.50 Ft

Bedroom 11.67 Ft x 11.75 Ft

Other 2.83 Ft x 13.83 Ft

Living room 10.50 Ft x 13.83 Ft

2pc Bathroom 2.92 Ft x 7.25 Ft

Kitchen 13.75 Ft x 14.50 Ft

Office 12.92 Ft x 10.08 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.fortmcmurrayhome.com/>

**RE/MAX**

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4pc Bathroom 4.92 Ft x 7.50 Ft

Bedroom 11.67 Ft x 11.83 Ft

Dining room 13.08 Ft x 9.75 Ft

Great room 14.08 Ft x 14.25 Ft