

# \$539,900 - 104 Collicott Drive, Fort McMurray

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MLS® #A2185677

## \$539,900

5 Bedroom, 4.00 Bathroom, 1,451 sqft  
Residential on 0.08 Acres

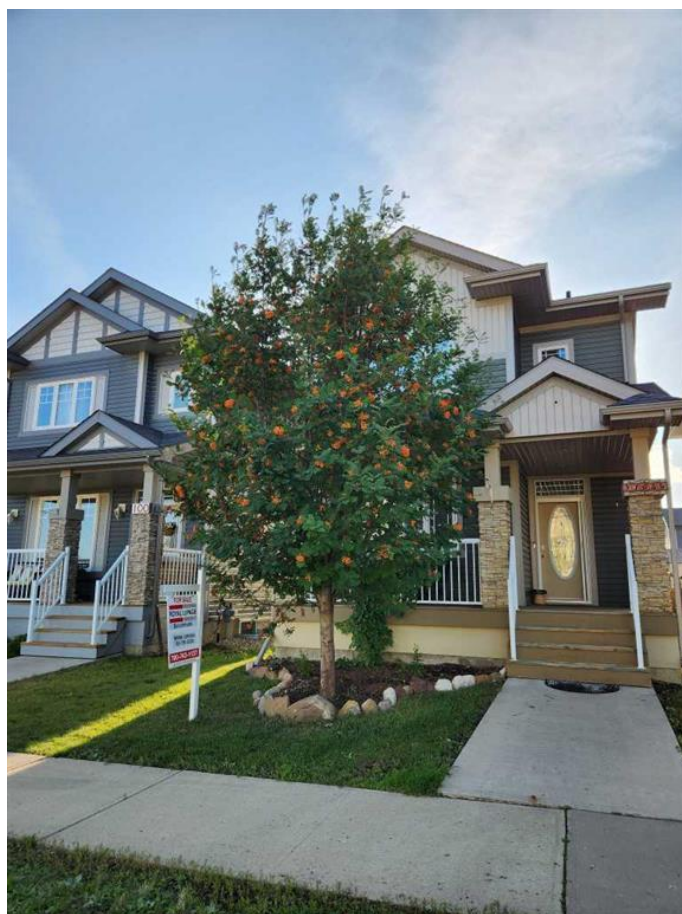
Parsons North, Fort McMurray, Alberta

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 (Owners willing to rent the basement suite and sign a 6 to 12 month lease depending on purchase date) 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 4-pc 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. Large 16x20 heated workshop is ideal for those carpentry/mechanical projects or storage for your toys. Definitely a must see !!

Built in 2013

## Essential Information

MLS® #	A2185677
Price	\$539,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	1,451
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	104 Collicott Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2W8

### Amenities

Parking Spaces	3
Parking	Parking Pad, Stall
# of Garages	3

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dish Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### Exterior

Exterior Features	Dog Run, Private Entrance
Lot Description	Private
Roof	Asphalt Shingle
Construction	Vinyl Siding



Foundation                      Poured Concrete

**Additional Information**

Date Listed                      January 6th, 2025  
Days on Market                105  
Zoning                              ND

**Listing Details**

Listing Office                    ROYAL LEPAGE BENCHMARK

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