



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**149 Ward Crescent
Fort McMurray, Alberta**

MLS # A2262095



\$778,900

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,223 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad, Triple Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Quartz Counters		

Inclusions: PLAY SET

Welcome to 149 Ward Crescent — a spacious and versatile two-storey home offering over 2,200 sq. ft. of living space plus a fully legal basement suite. Perfect for large families or those seeking rental income, this property checks all the boxes. Inside, the second floor boasts three oversized bedrooms, including a stunning primary retreat complete with a huge walk-in closet and ensuite featuring both a tub and shower. The convenience of upper-level laundry in its own dedicated room adds to the practicality of this level. The main floor is designed for gathering, featuring three separate living spaces, each with 3 gas fireplace for warmth and comfort. The fully renovated legal basement suite offers two generous bedrooms, a full kitchen with pantry, and a private side entrance — an excellent mortgage helper or space for extended family. Step outside and enjoy a massive 8,500+ sq. ft. corner lot, complete with a custom treehouse, a large rear deck, and Lots of parking for all your vehicles. The true showstopper is the 25' x 35' heated detached garage, featuring in-floor heat, a mezzanine for storage, and plenty of room for any hobbyist or mechanic. Don't miss your chance to own this incredible home — book your showing today!