



GRASSROOTS
REALTY GROUP

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104 Collicott Drive
Fort McMurray, Alberta

MLS # A2321270



\$479,900

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,490 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: Fridge(2), Stove(2), Dishwasher(2), Microwave(2), Washer/ Dryer(2), Central AC, Central Vac & Attachments, All Blinds and Heater in shed

Welcome to this warm and inviting two-storey home in Parsons North - a beautifully maintained property that perfectly blends modern comfort, practical design, and cozy living. — **MAIN FLOOR:** Step inside and immediately feel at home with the open-concept main floor and 9 ft ceilings that create an airy, welcoming feel. Morning sun streams in through the front windows, filling the space with natural light, while the living room's gas fireplace adds just the right touch of warmth, making it a cozy place to unwind at the end of the day. The kitchen is both stylish and functional, featuring stainless steel appliances, a pantry, and plenty of counter space. There's room for both a dining table and bar stools at the counter - perfect for family dinners, morning coffee, or casual get-togethers with friends. Thoughtfully positioned, the main floor laundry adds convenience while complementing the open, welcoming layout, and features a new washing machine (March 2026). — **UPPER LEVEL:** Upstairs, you'll find three comfortable bedrooms and two full bathrooms, including a peaceful primary suite with a 4-piece ensuite featuring a jetted tub and a walk-in closet - a perfect little retreat after a long day. — **BASEMENT (LEGAL SUITE):** The fully developed basement offers even more flexibility with a legal suite that's bright, open, and inviting. With two bedrooms, a 4-piece bath, open-concept kitchen and living space, separate laundry, and in-floor heat, it's ideal for extended family, guests, or rental income. The suite also benefits from a new dishwasher installed in May 2026. — **EXTERIOR & ADDITIONAL FEATURES:** Additional highlights include air conditioning, central vac, and a fully fenced backyard designed for easy living - the backyard is bathed in the warm glow of afternoon and evening sun, while tile, deck space, and

faux grass make it both low-maintenance and pet-friendly. Recent yard updates completed in June 2026 include new weed barrier installed beneath the pads and faux grass added on both sides of the shed in place of rock. The 16x20 heated shed with overhead door offers extra storage or workspace and easy access for quads or outdoor gear. You’ll also appreciate three rear parking stalls with alley access, ensuring you’ll never have to worry about parking. — LOCATION: Tucked away in a friendly, family-oriented neighbourhood, you’ll love being close to parks, playgrounds, a skate park, a water spray park, and schools. The area is also conveniently near the future Walmart Supercentre and new shopping development - this home is tucked away from the hustle and bustle, yet close enough for ultimate convenience. Thoughtfully designed and full of warmth, this exceptional find in Parsons North offers the perfect mix of modern features and relaxed elegance - modern and move-in ready, waiting for you to call it home.