



GRASSROOTS
REALTY GROUP

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181 Collicott
Fort McMurray, Alberta

MLS # A2327489



\$460,000

Division:	Parsons North		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,562 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s)
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	ND
Utilities:	-

Inclusions: floating shelves, clothing rack in primary bedroom,

Welcome to this beautifully maintained duplex in the sought-after community of Parsons Creek! Offering 4 bedrooms and 3.5 bathrooms, this home provides the perfect blend of style, comfort, and functionality. The open-concept main floor is ideal for everyday living and entertaining, featuring a stunning kitchen with a large island, modern finishes, and a beautiful feature wall that adds warmth and character to the space. Convenient upstairs laundry and loft area, as well as a separate entrance, provide added functionality and future flexibility. The fully finished layout offers plenty of room for the whole family. Outside, enjoy the low-maintenance backyard, perfect for relaxing without the extra upkeep. Complete with a heated oversized single attached garage and a full driveway for additional parking, this home truly has it all. Ideally located on a quiet street, this move-in-ready home is one you won't want to miss!