



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

113 Olson Place
Fort McMurray, Alberta

MLS # A2344708



\$589,500

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,663 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Pie Shaped Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Basement: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer

Tucked away on a quiet cul-de-sac, 113 Olson Place is a beautiful 2-storey home offering exceptional space, thoughtful design, and the added flexibility of a fully finished 2-bedroom suite. From the moment you step inside, the 10-ft ceilings and open-concept main floor create an immediate sense of scale and sophistication. The kitchen is the true centrepiece, featuring granite countertops, an oversized island with a third sink, corner pantry, wine glass and bottle racks, and space for a wine fridge. Hardwood flooring flows through the main living areas. The living room is filled with natural light and centred around an electric fireplace, creating a warm and comfortable space to relax or entertain. A thoughtfully designed built-in shelf keeps wiring neatly concealed for a clean, seamless look, while built-in speakers add the perfect finishing touch for enjoying your favourite music or movie nights. The main floor is completed by a stylish 2-piece bath and a well-designed mudroom with tiled flooring, laundry, built-in storage and a convenient coat closet. Upstairs, the primary suite is your private retreat. Vaulted ceilings, hardwood flooring and a spacious walk-in closet lead to a spa-inspired ensuite with separate water closet. Two additional bedrooms and a beautifully finished 4-piece bathroom complete the upper level. Downstairs, the 2-bedroom suite offers exceptional privacy with its own exterior entrance and has been finished with the same attention to detail as the main home. Featuring a bright living space, full kitchen, 4-piece bathroom, two bedrooms and its own laundry, it's ideal for rental income, extended family or guests. Outside, the property continues to impress with a heated double detached garage with space for three additional vehicles or ample room for RV parking. A well-designed home with quality finishes, a legal suite and plenty of parking, all in a quiet

cul-de-sac setting. Get in touch today to schedule your private viewing.