



GRASSROOTS
REALTY GROUP

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**343 Blackburn Drive
Fort McMurray, Alberta**

MLS # A2351644

\$549,900

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,848 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Welcome to 343 Blackburn Drive in Parsons North! This spacious two storey home offers approximately 1,850 square feet, a full legal two bedroom basement suite, and a convenient location near the new Walmart location and many other amenities. The main floor features a generous living room with engineered hardwood flooring and an electric fireplace, a spacious dining area, and a beautiful kitchen complete with solid wood cabinets, quartz countertops, and tile flooring. Main floor laundry adds everyday convenience. Upstairs, you'll find three bedrooms and a family room offering extra space to relax. The primary bedroom features a walk-in closet and an ensuite with double sinks, a jetted soaker tub, and a separate stand-up shower. The full legal two bedroom basement suite has its own separate entrance, offering an excellent opportunity for rental income. Outside, enjoy a spacious rear deck and a backyard with plenty of room for parking or a future garage. Space, comfort, and income potential in a great location. Call today for your personal showing!