

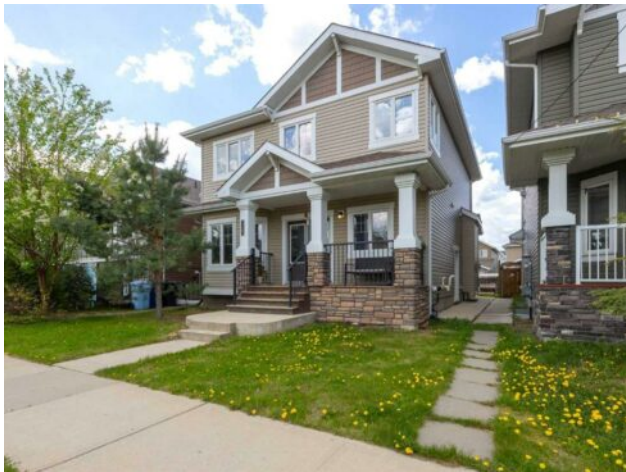


GRASSROOTS
REALTY GROUP

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**120 Ward Crescent
Fort McMurray, Alberta**

MLS # A2224450



\$639,900

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,243 sq.ft.	Age:	2012 (13 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	See Remarks	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Inclusions: fridge 2, stove x 2, dishwasher x 1, bar fridge, microwave x 3, washer dryer x 2, all window coverings, garage heater, garage remote, shelving in garage

This exquisite executive-style home boasts six bedrooms and a legal suite with a private entrance, cleverly divided into two rental units, each equipped with its own bathroom—one featuring a kitchenette and the other a full kitchen, generating a monthly cash flow of \$1,850 to assist with mortgage payments. The custom-built residence showcases stunning porcelain tile floors, elegant crown moldings, and high-end hardwood flooring throughout the main and upper levels, with laminate in the basement. Upon entering, you are welcomed by a spacious foyer that leads to a versatile flex room and an open-concept main floor, highlighted by a luxurious kitchen complete with soft-close cabinetry, a massive island offering ample storage, and a built-in wall oven/microwave combo alongside a double oven stove. The kitchen's under-cabinet lighting creates a warm ambiance, perfect for the home chef, while a generous walk-in pantry adds convenience. Adjacent to the kitchen, the dining area and great room, featuring a cozy gas fireplace, provide an inviting space for family gatherings. A back door opens to a fenced backyard, and another door leads to a heated double car garage, complemented by a convenient powder room for guests on the main floor. The upper level houses a laundry area near four bedrooms and two bathrooms, with the primary suite boasting a spacious walk-in closet and a luxurious five-piece ensuite. The second and third bedrooms also feature their own walk-in closets, making this home a must-see for any discerning buyer. Within walking distance to schools, bus route and future shopping and only minutes to all amenities! Don't miss out—call now to schedule your showing!