



**GRASSROOTS**  
REALTY GROUP

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**173 Chalifour Street**  
**Fort McMurray, Alberta**

**MLS # A2254892**



**\$449,900**

<b>Division:</b>	Parsons North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,642 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Furniture Negotiable

Welcome to 173 Chalifour Street in the heart of Fort McMurray's sought-after Parsons North! This beautifully maintained home offers the perfect blend of modern style and functional design, ideal for families or investors alike. Step inside to a bright and spacious main floor featuring an open-concept layout with large windows, a cozy living room, and a chef-inspired kitchen with stainless steel appliances, contemporary cabinetry and a large breakfast bar island – perfect for entertaining. A tidy mud room off of the main living area provides access to the ample-sized deck and fully fenced backyard. Upstairs, you'll find three generously sized bedrooms, each with convenient built-in closet organizers, including a luxurious primary suite with a spacious walk-in closet and 5-pc ensuite bath. An additional 4-piece bathroom and convenient laundry complete the upper level. A separate exterior entrance leads to the fully developed and isolated 2-bedroom legal suite equipped with a full kitchen, living room and in-floor heating. Located just minutes from schools, parks, trails, and all amenities, this move-in-ready home is a fantastic opportunity to live in one of Fort McMurray's most family-friendly communities. Don't miss your chance to make it yours – book your private showing today!