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204 Dafoe Way Fort McMurray, Alberta

MLS # A2258279



\$659,900

| Division: | Parsons North | | | | |
|-----------|---------------------------------|--------|------------------|--|--|
| Type: | Residential/House | | | | |
| Style: | 2 Storey | | | | |
| Size: | 1,783 sq.ft. | Age: | 2017 (8 yrs old) | | |
| Beds: | 4 | Baths: | 3 full / 1 half | | |
| Garage: | Double Garage Attached | | | | |
| Lot Size: | 0.11 Acre | | | | |
| Lot Feat: | Back Yard, Few Trees, Greenbelt | | | | |
| | | | | | |

| Heating: | Forced Air, Natural Gas | Water: | - |
|-------------|------------------------------------|------------|----|
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | ND |
| Foundation: | Poured Concrete | Utilities: | - |
| | | | |

Features: Kitchen Island, No Animal Home, Open Floorplan, See Remarks, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Gas range, range hood, A/C,

Backing Onto Trees | Immaculate & Move-In Ready! Welcome to 204 Dafoe Way — a beautifully designed, 1,783 sq. ft. two-storey home nestled in one of the most sought-after neighbourhoods. Built in 2017, this 4-bedroom, 3.5-bath home offers timeless style, modern functionality, and backs directly onto a tranquil tree line — your own private escape. Inspired by the warm, bright, and elegant aesthetic of Jillian Harris, this home features a clean, modern palette with high-end finishes throughout. From the moment you enter, you're welcomed into a sun-drenched open-concept main floor with expansive windows and durable laminate flooring. The chef-inspired kitchen is the true heart of the home — showcasing crisp white cabinetry with soft-close drawers and sleek silver hardware, granite countertops, a glass tile backsplash, built-in oven, built-in microwave, gas range with stainless steel hood fan, and a large centre island with eat-up breakfast bar. Whether you're entertaining or enjoying quiet family dinners, the bright adjoining dining space offers the perfect setting. Step outside through sliding doors to a fully fenced, meticulously manicured backyard complete with a spacious deck — ideal for relaxing or hosting, all while enjoying views of the lush trees behind. The main floor also includes a stylish 2-piece powder room with granite countertops and ceramic tile floors, as well as a generous laundry/mudroom with built-in storage (8'6" x 7'3"). Cozy up during cold winter nights in the inviting living room, featuring a custom gas fireplace with elegant stone surround and a rustic wood mantel — adding warmth and charm to the space. Upstairs, you'll find three spacious bedrooms, a bonus room (13'8" x 16'7"), and two full bathrooms. The luxurious primary suite offers a serene retreat with a

large walk-in closet (built-in shelving) and a spa-inspired ensuite boasting dual sinks, a stand-up tiled shower with rain head and built-in bench, and views of the treed backyard from two large windows. The fully developed basement features a separate entrance and is perfect for guests or additional family living, offering a large recreation room, a fourth bedroom, and a modern 3-piece bathroom. Additional features include: Heated Double Attached Garage, Central air conditioning, Custom window coverings, Driveway parking, Quiet location backing onto greenspace This impeccably maintained home is the perfect blend of style, function, and location — and it won't last long! Call or text today to schedule your private tour of this stunning home at 204 Dafoe Way!