



**GRASSROOTS**  
REALTY GROUP

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**149 Ward Crescent  
Fort McMurray, Alberta**

**MLS # A2262095**



**\$778,900**

<b>Division:</b>	Parsons North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,223 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad, Triple Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, Quartz Counters		

**Inclusions:** PLAY SET

Welcome to 149 Ward Crescent — a spacious and versatile two-storey home offering over 2,200 sq. ft. of living space plus a fully legal basement suite. Perfect for large families or those seeking rental income, this property checks all the boxes. Inside, the second floor boasts three oversized bedrooms, including a stunning primary retreat complete with a huge walk-in closet and ensuite featuring both a tub and shower. The convenience of upper-level laundry in its own dedicated room adds to the practicality of this level. The main floor is designed for gathering, featuring three separate living spaces, each with 3 gas fireplace for warmth and comfort. The fully renovated legal basement suite offers two generous bedrooms, a full kitchen with pantry, and a private side entrance — an excellent mortgage helper or space for extended family. Step outside and enjoy a massive 8,500+ sq. ft. corner lot, complete with a custom treehouse, a large rear deck, and Lots of parking for all your vehicles. The true showstopper is the 25' x 35' heated detached garage, featuring in-floor heat, a mezzanine for storage, and plenty of room for any hobbyist or mechanic. Don't miss your chance to own this incredible home — book your showing today!