



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

116 Macrae Place
Fort McMurray, Alberta

MLS # A2265608



\$535,000

Division:	Parsons North		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,691 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: As is where is at the time of possession

Stunning Modified Bi-Level in Desirable Parsons North Welcome to this beautifully maintained 1,691 sq ft modified bi-level, ideally situated in a quiet cul-de-sac in the highly sought-after neighbourhood of Parsons Creek. This home offers the perfect blend of style, comfort, and future potential. Featuring 3 spacious bedrooms and 2 full bathrooms, the thoughtfully designed floor plan provides plenty of space for families. All bedrooms are finished with soft, comfortable carpeting, creating a warm and cozy atmosphere, perfect for rest and relaxation. The primary bedroom, located above the garage for added privacy, boasts a luxurious ensuite with a stand-up shower, soaker tub, granite countertops, and ceramic tile flooring—your own private retreat. The main living area is warm and inviting, showcasing hardwood floors, large windows that fill the space with natural light, and a cozy gas fireplace—perfect for relaxing or entertaining. The kitchen is a chef’s delight, with rich dark cabinetry, black granite countertops, and a raised breakfast bar for casual dining or morning coffee. Step outside and enjoy the outdoors on a generous 6,138 sq ft fully fenced lot, ideal for kids, pets, or future landscaping projects. A double attached heated garage and exposed aggregate driveway offer ample parking and convenience. The side entry access to the garage adds extra functionality and flexibility for future development. The unfinished basement offers incredible potential—add 1 or 2 more bedrooms, another bathroom, or design the ultimate recreation space to suit your lifestyle. Whether you're upsizing, downsizing, or investing, this home has it all—location, space, and style. Don't miss your opportunity to own a beautiful home in one of Fort McMurray's most desirable family-friendly communities. Book your private showing today!

Copyright (c) 2025 . Listing data courtesy of ROYAL LEPAGE BENCHMARK. Information is believed to be reliable but not guaranteed.