



**GRASSROOTS**  
REALTY GROUP

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**185 Dafoe Way**  
**Fort McMurray, Alberta**

**MLS # A2265890**



**\$663,900**

|                  |                          |               |                  |
|------------------|--------------------------|---------------|------------------|
| <b>Division:</b> | Parsons North            |               |                  |
| <b>Type:</b>     | Residential/House        |               |                  |
| <b>Style:</b>    | 2 Storey                 |               |                  |
| <b>Size:</b>     | 1,634 sq.ft.             | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 5                        | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Off Street |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                |               |                  |
| <b>Lot Feat:</b> | See Remarks              |               |                  |

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

**Inclusions:** fridge, stove, dishwasher, washer dryer (up only)

WOW! CHECK OUT THIS DEAL! PRE-SALE -BRAND NEW CONSTRUCTION Built by Shergill Homes is the PERFECT Starter home for the savvy buyer! FANTASTIC 2 bedroom LEGAL Suite is the PERFECT MORTGAGE HELPER! You will LOVE the Contemporary and Modern Design of every Shergill home. ACT FAST! Builder Finishing includes: Hardwood on main floor, tile in bathrooms, quartz countertops throughout, carpet upstairs and in bedrooms, vinyl plank in basement. Front landscaping only will be completed by builder when weather permits. Builder will supply an appliance package for upstairs only. (Fridge, stove, dishwasher, hood fan) Target date for completion is Spring 2025. Comes with 10 Year Progressive New Home Warranty! ACT NOW PICK YOUR COLOR PACKAGE FROM THE BUILDERS SELECTION WHILE YOU STILL CAN. CALL FOR DETAILS. "You DREAM, We Take Notes!"