

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

## 189 Dafoe Way Fort McMurray, Alberta

MLS # A2265891



\$654,900

Division:	Parsons North				
Туре:	Residential/House				
Style:	2 Storey				
Size:	1,541 sq.ft.	Age:	2024 (1 yrs old)		
Beds:	5	Baths:	3 full / 1 half		
Garage:	Concrete Driveway, Off Street				
Lot Size:	0.09 Acre				
Lot Feat:	Landscaped, Standard Shaped Lot				

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

Features: Granite Counters

**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 or VLP 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 late summer 2025. Comes with 10 Year Progressive New Home Warranty! CALL FOR DETAILS! "You DREAM, We Take Notes!"