



GRASSROOTS
REALTY GROUP

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**189 Dafoe Way
Fort McMurray, Alberta**

MLS # A2265891

\$654,900



Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,541 sq.ft.	Age:	2024 (2 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)
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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!"