



GRASSROOTS
REALTY GROUP

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177 Dafoe Way
Fort McMurray, Alberta

MLS # A2265894

\$679,900



Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,521 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Shingle Siding, Stone	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	Natural Gas
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER/DRYER, (UP ONLY) NEW HOME WARRANTY

WOW! CHECK OUT THIS DEAL! PRE-SALE -The 'SERENA V' Built by Shergill Homes is the PERFECT family home for the savvy buyer! FANTASTIC 2 bedroom LEGAL Suite, all the bells & whistles one would want in a new home, from quartz countertops in kitchen & bathrooms, hardwood or VLP floors, & tile on main floor, modern cabinetry & so much more! Main floor living room has gas fireplace & kitchen is open concept to dining. Primary bedroom features its own walk in closet & ensuite bath. There are 2 more good size bedrooms & 1 full bath on the 2nd floor. The basement is fully developed with SEPARATE Entrance to a 2 bedroom, 1 bath, self-contained LEGAL Suite. Comes with 10 Year Progressive New Home Warranty! "You DREAM, We Take Notes!" This property is under construction and possession date is targeted for late summer early fall. CALL NOW!