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## 177 Dafoe Way Fort McMurray, Alberta

MLS # A2265894



\$679,900

Division:	Parsons North				
Туре:	Residential/House				
Style:	2 Storey				
Size:	1,521 sq.ft.	Age:	2024 (1 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:	Finished, Full, Separate/Exterior Entry	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!