



GRASSROOTS
REALTY GROUP

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**289 Blackburn Drive
Fort McMurray, Alberta**

MLS # A2268988



\$789,900

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,612 sq.ft.	Age:	2014 (11 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Front Yard, No Neighboring		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound

Inclusions: Main: Fridge, Gas Stove, Dishwasher, Washer & Dryer, Built-In Microwave, Build-In Oven Basement: Fridge, Stove, Dishwasher, Washer & Dryer, Microwave x2 Other: window coverings, air conditioner, garage remote

ARE YOU LOOKING FOR A HOME THAT BACKS ONTO GREEN SPACE? NEED A 1-BEDROOM LEGAL SUITE + Private Studio Space? OR A MAIN FLOOR ROOM WITH A FULL BATH? With over 3,700 SQFT of total living space, welcome to 289 Blackburn Drive! Custom built and lovingly maintained by its original owners, this beautifully designed home offers the perfect blend of luxury, functionality, and location, situated in the desirable community of Parsons North. The exterior stands out with a double-car driveway leading to a heated attached double garage, providing ample parking and storage. Out back, the large, fully fenced yard offers plenty of space to relax and entertain, with direct access to scenic green space for added privacy. Step inside to a bright and open main floor featuring tile and engineered hardwood flooring throughout. The spacious living room includes a cozy natural gas fireplace and custom built-in corner cabinetry. The heart of the home, the chef-inspired kitchen - boasts granite countertops, a massive island, built-in oven and microwave, and a 5-burner professional gas stove. Adjacent to the kitchen, the dining area and living room are surrounded by windows, filling the space with natural light. This level also includes a main-floor bedroom/office and a full bathroom, perfect for guests or extended family. Upstairs, you'll find a spacious room that can serve as a bonus or family room, perfect for movie nights or a kids' play area. In addition, three spacious bedrooms, including a private primary suite with a 5-piece ensuite featuring dual vanities, a jetted tub, glass shower, and a MASSIVE walk-in closet. The other two bedrooms are generously sized and share a stylish 4-piece bathroom. You'll also appreciate the convenience of an upstairs laundry room, perfectly situated near all the bedrooms. The fully developed

basement with separate entrance includes a 1-bedroom legal suite complete with a kitchen, living room, and full bath, ideal for rental income or extended family. Additionally, there's a private studio space with its own kitchenette and full bathroom, offering flexible living options for multi-generational families or tenants. Other highlights include central air conditioning for year-round comfort, and a location that's hard to beat and close to schools, parks, trails, and future shopping amenities such as super Walmart. Whether you're looking for multi-generational living, a mortgage helper, or simply a luxurious family home, 289 Blackburn Drive offers it all in one impressive package. Call today to schedule your private viewing and start your journey toward your dream home!