



GRASSROOTS
REALTY GROUP

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164 Dafoe Way
Fort McMurray, Alberta

MLS # A2280528



\$684,900

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,975 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Low Maintenance Landscape, See		

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

Features: Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge x 2, stove x2, dishwasher x2, washer x2, dryer x2, all window coverings, garage heater, garage door opener & 2 remotes, central vac and attachments, OTR microwave

GREENBELT! LEGAL SUITE! BONUS ROOM & DEN! Welcome to 164 Dafoe Way — a thoughtfully designed family home backing onto the greenbelt. Perfectly positioned in the back of quiet street away from heavy traffic, this impeccably maintained 1,975 sq ft home offers the ideal blend of space, function, and location for growing families. With no rear neighbours and serene greenbelt views, everyday life here feels calm and connected to nature. The main floor features a smart, family-friendly layout with a front office—perfect for working from home or a home based business—followed by an open-concept kitchen, dining, and living area designed for both everyday living and entertaining. The kitchen truly is the heart of the home, complete with quartz countertops, a large island, tile backsplash, and a convenient walk-through pantry leading to the back mudroom with main-floor laundry and access to the heated double attached garage. The dining nook opens through double doors to a two-tiered deck and fully fenced backyard overlooking the greenbelt—an ideal setup for kids, pets, and summer evenings surrounded by nature. Upstairs, families will love the spacious bonus room, two generous children’s bedrooms, a full 4-piece bathroom, and a private primary retreat. The primary bedroom enjoys peaceful forest views and features a walk-in closet and ensuite with an extended vanity, jet tub, and separate shower. The fully developed legal 2-bedroom basement suite offers exceptional flexibility—perfect as a mortgage helper, multi-generational living, or future income potential—with its own kitchen, laundry, and 4-piece bathroom. Additional highlights include central air conditioning, central vacuum, and a heated double attached garage. This home checks all the boxes for young families seeking space,

privacy, and a premium greenbelt location. A rare opportunity in a fantastic neighbourhood—don't miss it.