



193 Blackburn Drive
Fort McMurray, Alberta

MLS # A2286554



\$679,900

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,862 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Greenbelt, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Smoking Home, See Remarks		

Inclusions: Refrigerator(2), Gas Stove, Electric Stove, Built-In Microwave, Range Hood, Microwave Range Hood, Dishwasher(2), Washer, Dryer, Washer/Dryer Stacked, Central A/C, Garage Door Opener, Garage Heater, Window Coverings

Welcome home to 193 Blackburn Drive! This stunning 2-storey with legal suite backing onto the green space in parsons north is a total show stopper. With exceptional curb appeal, the luxuries start outside and continue. Walking to the front step you are greeted with 8’ solid wood door, which are featured throughout. Upon entering you are welcomed by a grand staircase with vaulted ceilings and chandelier. The main floor boasts a bright and open living space that is perfect for families and entertaining. The contemporary kitchen has beautiful marble countertops, lustrous white subway tile backsplash, high end white cabinetry with soft close, stainless steel appliances and a gas range. The living room has hardwood flooring and a stunning floor-to-ceiling rock feature wall with gas fireplace. The main floor also features a laundry/mud room and half bath perfect for guests! Making our way up to the second level, you will be greeted with 2 sizeable secondary bedrooms with big windows that boast tons of natural light, a primary bedroom/ensuite oasis and another full 4pc bathroom with tile/marble throughout. Highlighting the primary, the spacious bedroom has a large picture window that faces the green space, hello sunset views! With matching luxurious finishings throughout the home, the dreamy 5pc ensuite is sure to catch your eye. Double sinks, corner jacuzzi tub and beautiful tiled shower. Amazing walk-in closet with built-ins as well! This home also features a 1 bedroom, 1 bathroom legal suite in the basement - perfect for guests or a mortgage helper! 9ft ceilings, roomy bedroom, separate entrance, stainless steel appliances, the list goes on.. this suite has a wow factor! The backyard has a good sized deck, fully fenced landscaped yard with no neighbours behind. If you’re not sold yet, the double attached heated garage is the cherry on top.

The home is truly overflowing with special features - Central A/C, Built- In Closet Organizers, Cold Room, Close to Schools, Site & City Bus Routes and so much more! Schedule your private showing today!