GRASSROOTS REALTY GROUP

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# 374 Parsons Creek Drive
# Fort McMurray, Alberta

## MLS # A2287919

## $429,900

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|---|---|---|---|
| **Division:** | Timberlea | | |
| **Type:** | Residential/House | | |
| **Style:** | 2 Storey | | |
| **Size:** | 1,396 sq.ft. | **Age:** | 2006 (20 yrs old) |
| **Beds:** | 4 | **Baths:** | 3 full / 1 half |
| **Garage:** | Carport, Parking Pad, RV Access/Parking | | |
| **Lot Size:** | 0.08 Acre | | |
| **Lot Feat:** | Back Yard, Few Trees, Front Yard, Low Maintenance Landscape | | |

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| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Hardwood, Laminate, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Vinyl Siding, Wood Frame | **Zoning:** | R1S |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s) | | |

**Inclusions:** Window Coverings, Carport Tent

OPEN HOUSE: Sunday February 22, 12 - 2 PM! Welcome to 374 Parsons Creek Drive — a fully finished 4-bedroom, 3.5-bathroom single detached home complete with a separate entrance, rear parking, and updated flooring throughout. From the moment you step inside, this home makes a statement. You are welcomed directly into a bright and spacious living room featuring new flooring and oversized front windows that fill the space with natural light. The bold yet tasteful design elements create a vibrant atmosphere, while modern light fixtures and a contemporary accent mirror wall add depth and architectural interest. The living area offers generous seating space, making it ideal for entertaining or relaxing with family. The open layout flows seamlessly toward the dining and kitchen areas, enhancing both functionality and connection. The kitchen is stylish and practical, showcasing crisp white cabinetry, quartz countertops, stainless steel appliances, and a classic tile backsplash. A spacious corner pantry provides excellent storage, and the large window above the sink allows even more natural light to brighten the space. The eye-catching retro-style red refrigerator adds a unique pop of personality while complementing the home’s modern aesthetic. A beautifully designed main floor powder room stands out with its bold feature wall, custom mirror detail - a true conversation piece that reflects the home’s distinctive style. The upper-level features three well-proportioned bedrooms finished with updated flooring. The primary suite offers the convenience of a private three-piece ensuite, while a separate four-piece bathroom accommodates the remaining bedrooms. The fully developed basement offers excellent flexibility with its SEPARATE ENTERANCE — perfect for extended family, guests, or potential rental income. This level

includes one bedroom complete with a cozy gas fireplace, a three-piece bathroom with a stand-up shower, a kitchenette, and a comfortable dining area. Laundry is conveniently located in a shared/common space.  Outside, the partially fenced and landscaped backyard features a carport and rear alley access with parking for up to three vehicles, along with plenty of space to build your dream garage.  Additional updates include a new hot water tank (2025), offering peace of mind for the next owners. Ideally situated within walking distance to schools and just minutes from parks, shopping, restaurants, and public transit, this home offers both character and convenience in one complete package. Call for your private viewing today.

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