



**165 Collicott Drive
Fort McMurray, Alberta**

MLS # A2297938



\$444,585

Division:	Parsons North		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,535 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave X2 (as is), Washer X2, Dryer X2, and All Window Coverings.

Welcome to 165 Collicott Drive, a well-maintained 1,535 sq ft half duplex offering 4 bedrooms, 3.5 bathrooms, an attached garage, and separate entrance, ideally located in the desirable community of Parsons North. Step inside to a spacious foyer that opens into a bright open concept main floor featuring 9-foot ceilings, hardwood and tile flooring, and large windows that fill the home with natural light. The modern kitchen is designed for both style and function, with contemporary cabinetry, stainless steel appliances, ample counter and cupboard space, and a large island with a breakfast bar. The adjoining dining area and cozy living room, complete with a modern gas fireplace, create a welcoming space for everyday living and entertaining. Patio doors lead to the 20' x 10' deck with a privacy wall, providing a great outdoor space to relax or entertain. A well-appointed 2-piece bathroom and storage closet with custom built-ins complete the main level. Upstairs, you'll find three generously sized bedrooms, two full bathrooms, and a convenient upper-level laundry area, along with a versatile bonus/flex room that can be used as a home office, playroom, or additional living space. The large primary bedroom features a walk-in closet and a 5-piece ensuite, creating a comfortable and private retreat. The fully developed basement includes a separate entrance, making it ideal for extended family or other future plans. This level is complete with a bedroom, living area, kitchenette, full bathroom, separate laundry, and in-floor heating, providing both comfort and flexibility. Additional highlights include a 21' x 13' attached garage that is insulated, drywalled, and painted with an 8-foot overhead door, a concrete driveway with parking for two vehicles, and a fully fenced and landscaped backyard. The home also features hot water

on-demand (updated in 2020), central vacuum, and fresh paint throughout. Located close to schools, parks, walking trails, and major new retail developments, this home offers an excellent balance of comfort, functionality, and value in one of Fort McMurray's fastest-growing neighbourhoods. Plus, you're just minutes from the new Walmart Supercentre and other exciting amenities coming to the area! Check out the photos, floor plans and 3D tour, and call today to book your personal viewing and experience all that this fantastic home has to offer.