



**GRASSROOTS**  
REALTY GROUP

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**189 Blackburn Drive  
Fort McMurray, Alberta**

**MLS # A2207687**



**\$649,900**

<b>Division:</b>	Parsons North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,961 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** fridge x2, stove x2, dishwasher x2, washer x2, dryer x2, microwave x2, garage door opener, window coverings, air conditioning, range hood,

Looking for a home that helps pay the bills? This is it. This 2-storey home in Parsons North checks all the boxes—and then some. With 5 bedrooms, 3.5 bathrooms, SEPARATE ENTRANCE & a 2-bedroom legal suite, and a great layout for family living, it's made for smart buyers who want comfort and income. Let's talk space. This home gives you 1,961 square feet to stretch out and enjoy. The lot is 4,128 square feet, giving you room to play, relax, or let the kids run around. The double attached garage means no more brushing snow off your car in the winter. Yes, please! Step inside and you'll see what makes this home special. The main floor is open and bright. The kitchen is big and beautiful with quartz countertops, a gas cooktop, a wall oven and microwave, and a huge island where everyone can gather. The best part? A walk-through pantry that leads to a big mudroom with main floor laundry. No more mess at the front door! The living room has hardwood floors, large windows, and a gas fireplace that makes it feel warm and cozy. The dining area is part of the great room, so you're never far from the action. This layout makes it easy to cook, chat, and keep an eye on everything all at once. Upstairs, the primary bedroom is a quiet place just for you. Open the French doors and step into a space that feels calm and peaceful. There are big windows that look out to green space—no neighbours behind! The walk-in closet is big enough for two, and the ensuite has everything you need: double sinks, a jetted sunken tub, a separate shower, and even a private toilet room. The other bedrooms are just the right size for kids, guests, or even a home office. There's also a bonus rec room upstairs—great for movie nights, toys, or a quiet reading corner. One even has a walk in closet too! Now let's talk about

the legal suite downstairs. This 2-bedroom suite is a total win. It has its own full kitchen, laundry, bathroom, and separate entrance. The current renters are tidy and respectful. Whether you want to rent it out or use it for family, this space gives you options and income. Outside, the backyard is low-maintenance and backs onto peaceful green space. There's room for a trampoline, and you won't have to mow for hours. The front yard is neat and welcoming too. The sellers love being close to schools, parks, shopping, and transit. They say the layout of the main floor and the giant pantry are their favourite things—and we can see why! This home solves a lot of problems. Need more space? Got it. Want rental income? Done. Looking for a great neighbourhood near schools? You're there. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?