



**GRASSROOTS**  
REALTY GROUP

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**205 Blackburn Drive  
Fort McMurray, Alberta**

**MLS # A2211485**



**\$899,900**

<b>Division:</b>	Parsons North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,907 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Views		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Softwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance

**Inclusions:** fridge x 2, built in wall oven/combo, stove x 1 (suite), range x 1 (up) dishwasher, washer/dryer x 2, central a/c, heater in garage

Prepare to be captivated by STUNNING design meticulously crafted with LUXURY in mind. This GORGEOUS masterpiece presents a one-of-a-kind floor plan, perfectly tailored for the entire family. It's an amazing opportunity to own a custom-built home, adorned with porcelain tile and maple hardwood floors, beneath soaring ceilings in a spacious open-concept layout ideal for entertaining loved ones. The grand foyer welcomes you into a huge family room, seamlessly connecting to a heated double car garage with epoxy floors. A versatile flex room and full bathroom grace the main floor, offering adaptable spaces for your needs. The heart of the home lies in the seamless flow from the family room to the living and dining areas, culminating in a CHEF'S DREAM KITCHEN. A massive quartz countertop island with a waterfall feature anchors the space, complemented by modern-style cabinets boasting pull-out spice drawers, pot drawers, built-in wall oven/combo, and innovative "garage" style cabinetry for abundant storage. A walk-in pantry adds further convenience. Recessed lighting and elegant archways accentuate the home's refined features. Ascend the beautiful staircase with maple hardwood and integrated lighting to the second floor, where a big bonus room awaits. Discover three bedrooms and two bathrooms, culminating in a primary bedroom retreat with a private balcony, spa-style bathroom, and walk-in closet. The remaining bedrooms share a well-appointed full bathroom. And for savvy buyers seeking a mortgage helper, a SEPARATE ENTRANCE to a fully equipped LEGAL 2-bedroom suite with a tenant in place provides immediate income potential. A maintenance-free deck spans the length of the home, offering outdoor enjoyment with views of walking trails and abundant natural light streaming through floor-to-ceiling windows. This home is

a must-see, offering countless reasons to fall in love. CALL NOW TO VIEW!