



GRASSROOTS
REALTY GROUP

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**149 Nicholson Drive
Fort McMurray, Alberta**

MLS # A2212744



\$829,900

Division:	Parsons North		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,041 sq.ft.	Age:	2013 (12 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Greenbelt, Landscaped, Other, Standard Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Double Vanity, French Door, Jetted Tub, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Air Conditioning, Garage Cabinets, Garage Heater, Media Room Wiring, and 4 Security System Cameras. Basement: Refrigerator, Stove, Dishwasher, Washer, Dryer, and OTR Microwave. Negotiable: Garage TV, Garage Fridge, All TV Mounts, Exterior Speakers, and Compressor.

Welcome to 149 Nicholson Drive, where you will level up your life in a custom-built residence that combines timeless beauty with modern sophistication. With 3,041 sq ft, 6 bedrooms, and 4.5 bathrooms, a thoughtful contortion of design allows this home to feel expansive yet intimately connected. Upon entering, you're greeted by soaring ceilings, a dazzling chandelier, and a dramatic staircase—all serving as a testament to this home's grandeur. The open-concept living, dining, and kitchen areas were thoughtfully designed for effortless entertaining, bathed in natural light from expansive southwest-facing windows. Double doors open into the screened-in back porch with a high vaulted ceiling, centered by a gas fireplace with a warm stone finish. The kitchen features custom Kitchen Craft cabinetry, a commercial 6-burner stove, Pottery Barn pendant lighting, quartz counters, and a functional pantry that flows into the dining room—showcasing a crystal chandelier that adds feminine flair. In the living room, a gorgeous whitewashed brick-stone gas fireplace with a natural wood mantel serves as the focal point, creating a warm ambiance. Completing this floor is a convenient 2-piece bath and a trendy laundry/mudroom with additional storage. The second floor is home to 3 generously sized bedrooms. The serene retreat in the primary suite boasts a spa-like 5-piece bathroom complete with Restoration Hardware St. James Vanity, soft Italian Carrara marble, a 6-ft jet tub, custom tile shower, and a bespoke closet. There is also a media room with a built-in office and bold, moody colour tones adding depth to the space. Rounding out this floor is a 4-piece main bathroom and a linen closet for added functionality. Elevating to the third level, this space offers a unique jungle playroom, a bonus/flex room, plus an additional bedroom with vaulted ceilings and a full

bathroom. The fully finished basement features a 1-bedroom legal suite with a large walk-in closet and a separate entrance—complete with a full kitchen, bathroom, and laundry. This property's backyard sanctuary, designed for both relaxation and recreation, boasts a large custom composite deck, hot tub, BBQ pergola with gas hookup, storage shed, methodically planted trees for added privacy, and direct gate access to the greenbelt and park space. The 21' X 23' garage is equipped with 220 wiring, radiant heating, upgraded shelving, cabinets, and a sink—all designed with function and practicality in mind. Notable added features and enhancements include Hunter Douglas shutters, 7.5" baseboards, A/C, a shed, and a wired-in speaker system off the porch. Located in a family-friendly neighbourhood that truly connects with one another—if you're looking for a sense of community, you've found it at 149 Nicholson Drive. Browse the photos, floor plans and 3D tour, and call today to schedule your private viewing.