

# **\$465,000 - 257 Callen Drive, Fort McMurray**

MLS® #A2201662

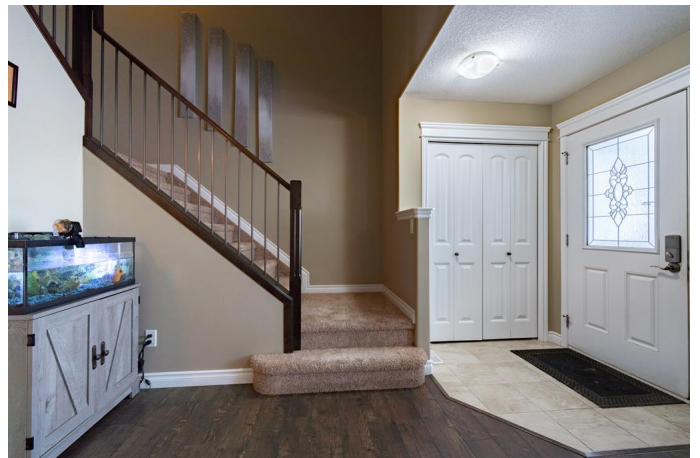
**\$465,000**

4 Bedroom, 4.00 Bathroom, 1,355 sqft  
Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

DETACHED HEATED GARAGE WITH EXTRA PARKING IN FRONT OF GARAGE! 1 BEDROOM LEGAL SUITE! Welcome to 257 Callen Drive. On the main floor this home offers a spacious living room, a dining area that has room for the entire family, and a kitchen that has S/S appliances, quartz counter tops, and boasts ample cabinet and counter top space. Also on the main floor there is laundry access and a half bathroom. The second floor offers 3 bedrooms which includes the master bedroom where you will find a 4PCE en suite bathroom and large walk in closet. The second floor also offers an additional 4 PCE bathroom. The basement has a separate entrance and offers a 1 BEDROOM LEGAL SUITE to help offset that mortgage payment. The finished basement legal suite offers a 4 PCE bathroom, a rec room, a perfect sized kitchen, separate laundry, and of course a bedroom. Last but definitely not least there is a heated detached double car garage and back alley access. In front of the garage there are TWO ADDITIONAL PARKING SPACES on the gravel driveway. Also outside you can enjoy your back deck and fenced yard. Other features include A/C, brand new attic insulation in 2016, and property is close to schools and all amenities. Call now to book your personal showing.

Built in 2013



## Essential Information

MLS® #	A2201662
Price	\$465,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,355
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	257 Callen Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0X8

## Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

## Interior

Interior Features	No Smoking Home, Separate Entrance, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	60
Zoning	ND

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.