$899,900 - 205 Blackburn Drive, Fort McMurray

MLS® #A2211485

$899,900

6 Bedroom, 4.00 Bathroom, 2,907 sqft
Residential on 0.14 Acres

Parsons North, Fort McMurray, Alberta

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 DREAN 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!

Built in 2014

Essential Information

MLS® #	A2211485
Price	$899,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,907
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	205 Blackburn Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0X5

Amenities

Parking Spaces	6

| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

Interior 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
Appliances	See Remarks
Heating	Floor Furnace, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Corner Lot, Views
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	April 13th, 2025
Days on Market	96
Zoning	ND

Listing Details

| Listing Office | RE/MAX Connect |