\$425,000 - 217 Callen Drive, Fort McMurray

MLS® #A2217243

\$425,000

4 Bedroom, 4.00 Bathroom, 1,522 sqft Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

Spacious & Versatile Family Home with Thoughtful Upgrades. This 3+1 bedroom, 3.5 bathroom home offers both comfort and functionality for modern family living. Step into the bright and inviting living room, filled with natural light and gas fire place, and flow into the eat-in kitchen, perfect for family meals or entertaining. The kitchen boasts ample cabinet space, eat-up counter, and stainless steel appliances including a stove, microwave, and dishwasherâ€"all under 5 years old. Upstairs, discover a cozy nook on the second floor, ideal for a home office, reading corner, or children's play area. The primary bedroom offers a 4 piece en-suite and walk-in closet. Down the hall you will find 2 more bedrooms, 4 piece bathroom and laundry closet. The fully developed basement with separate entrance, features dry core subfloor, a spacious family room prepped for a wet bar, and a luxurious bathroom with a jetted tub and in-floor heatingâ€"the perfect retreat. A new hot water tank (2020) adds peace of mind. Enjoy summer comfort with central air conditioning, and year-round convenience with

Enjoy summer comfort with central air conditioning, and year-round convenience with central vacuum, a water softener, and covered front deck and back deck. The fenced backyard includes back alley access with a parking pad.

This property combines cozy character with smart upgrades and space to grow. Don't miss your chance to call it home! Title insurance in lieu of a real property report.







Essential Information

MLS® # A2217243 Price \$425,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,522 Acres 0.07 Year Built 2012

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 217 Callen Drive
Subdivision Parsons North
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0X7

Amenities

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Walk-In Closet(s), Separate Entrance

Appliances See Remarks

Heating Natural Gas, Floor Furnace, In Floor

Cooling Central Air

Fireplace Yes
of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Full, Exterior Entry

Exterior

Exterior Features Rain Gutters, Storage

Lot Description Back Yard

Roof Shingle

Construction Vinyl Siding, Wood Frame, Concrete

Foundation Poured Concrete

Additional Information

Date Listed April 30th, 2025

Days on Market 174

Zoning ND

Listing Details

Listing Office People 1st Realty

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