

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

MLS® #A2201662

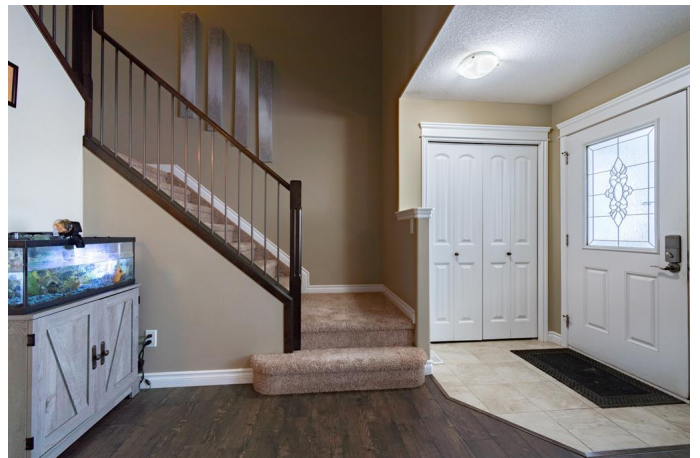
\$465,000

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 | Double Garage Detached, Garage Door Opener, Alley Access, 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 | 48 |
| Zoning | ND |

Listing Details

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

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