

\$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 DREAM 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 | Natural Gas, Floor Furnace |
| 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 | 16 |
| Zoning | ND |

Listing Details

| | |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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