

\$535,000 - 116 Macrae Place, Fort McMurray

MLS® #A2265608

\$535,000

3 Bedroom, 2.00 Bathroom, 1,691 sqft
Residential on 0.14 Acres

Parsons North, Fort McMurray, Alberta

Stunning Modified Bi-Level in Desirable
Parsons Creek

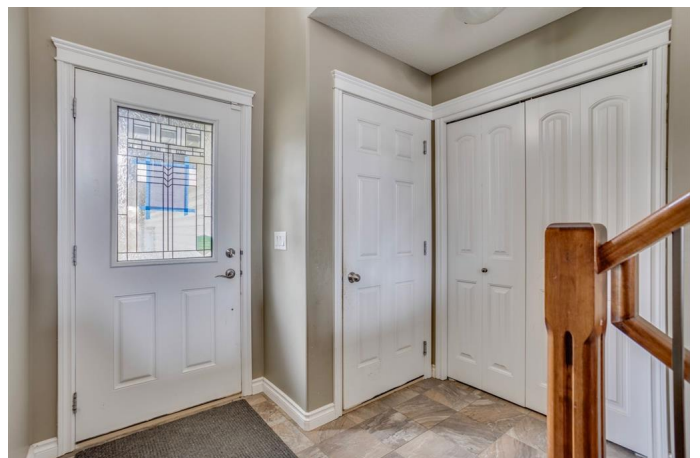
Welcome to this beautifully maintained 1,691 sq ft modified bi-level, ideally situated in a quiet cul-de-sac in the highly sought-after neighbourhood of Parsons Creek. This home offers the perfect blend of style, comfort, and future potential.

Featuring 3 spacious bedrooms and 2 full bathrooms, the thoughtfully designed floor plan provides plenty of space for families. All bedrooms are finished with soft, comfortable carpeting, creating a warm and cozy atmosphere, perfect for rest and relaxation.

The primary bedroom, located above the garage for added privacy, boasts a luxurious ensuite with a stand-up shower, soaker tub, granite countertops, and ceramic tile flooring—your own private retreat.

The main living area is warm and inviting, showcasing hardwood floors, large windows that fill the space with natural light, and a cozy gas fireplace—perfect for relaxing or entertaining. The kitchen is a chef's delight, with rich dark cabinetry, black granite countertops, and a raised breakfast bar for casual dining or morning coffee.

Step outside and enjoy the outdoors on a generous 6,138 sq ft fully fenced lot, ideal for kids, pets, or future landscaping projects. A double attached heated garage and exposed aggregate driveway offer ample parking and convenience. The side entry access to the garage adds extra functionality and flexibility



for future development.

The unfinished basement offers incredible potential—add 1 or 2 more bedrooms, another bathroom, or design the ultimate recreation space to suit your lifestyle.

Whether you're upsizing, downsizing, or investing, this home has it all—location, space, and style. Don't miss your opportunity to own a beautiful home in one of Fort McMurray's most desirable family-friendly communities.

Book your private showing today!

Built in 2013

Essential Information

MLS® #	A2265608
Price	\$535,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,691
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	116 Macrae Place
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0Z8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage

of Garages 2

Interior

Interior Features Granite Counters
Appliances None
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Exterior Entry, Unfinished, See Remarks

Exterior

Exterior Features Other
Lot Description Back Lane, Back Yard, Cul-De-Sac
Roof Asphalt Shingle
Construction Concrete, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 17th, 2025
Days on Market 5
Zoning ND

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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