# \$829,900 - 149 Nicholson Drive, Fort McMurray

MLS® #A2212744

## \$829,900

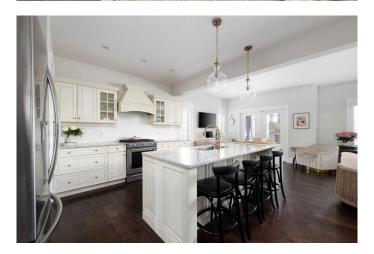
6 Bedroom, 5.00 Bathroom, 3,041 sqft Residential on 0.11 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 149 Nicholson Drive, where you will level up your life in a custom-built residence that combines timeless beauty with modern sophistication. With 3,041 sq ft, 6 bedrooms, and 4.5 bathrooms, a thoughtful contortion of design allows this home to feel expansive yet intimately connected. Upon entering, you're greeted by soaring ceilings, a dazzling chandelier, and a dramatic staircaseâ€"all serving as a testament to this home's grandeur. The open-concept living, dining, and kitchen areas were thoughtfully designed for effortless entertaining, bathed in natural light from expansive southwest-facing windows. Double doors open into the screened-in back porch with a high vaulted ceiling, centered by a gas fireplace with a warm stone finish. The kitchen features custom Kitchen Craft cabinetry, a commercial 6-burner stove, Pottery Barn pendant lighting, quartz counters, and a functional pantry that flows into the dining roomâ€"showcasing a crystal chandelier that adds feminine flair. In the living room, a gorgeous whitewashed brick-stone gas fireplace with a natural wood mantel serves as the focal point, creating a warm ambiance. Completing this floor is a convenient 2-piece bath and a trendy laundry/mudroom with additional storage. The second floor is home to 3 generously sized bedrooms. The serene retreat in the primary suite boasts a spa-like 5-piece bathroom complete with Restoration Hardware St. James Vanity, soft Italian







Carrara marble, a 6-ft jet tub, custom tile shower, and a bespoke closet. There is also a media room with a built-in office and bold, moody colour tones adding depth to the space. Rounding out this floor is a 4-piece main bathroom and a linen closet for added functionality. Elevating to the third level, this space offers a unique jungle playroom, a bonus/flex room, plus an additional bedroom with vaulted ceilings and a full bathroom. The fully finished basement features a 1-bedroom legal suite with a large walk-in closet and a separate entranceâ€"complete with a full kitchen, bathroom, and laundry. This property's backyard sanctuary, designed for both relaxation and recreation, boasts a large custom composite deck, hot tub, BBQ pergola with gas hookup, storage shed, methodically planted trees for added privacy, and direct gate access to the greenbelt and park space. The 21' X 23' garage is equipped with 220 wiring, radiant heating, upgraded shelving, cabinets, and a sinkâ€"all designed with function and practicality in mind. Notable added features and enhancements include Hunter Douglas shutters, 7.5" baseboards, A/C, a shed, and a wired-in speaker system off the porch. Located in a family-friendly neighbourhood that truly connects with one anotherâ€"if you're looking for a sense of community, you've found it at 149 Nicholson Drive. Browse the photos, floor plans and 3D tour, and call today to schedule your private viewing.

Built in 2013

#### **Essential Information**

MLS® # A2212744

Price \$829,900

Bedrooms 6

Bathrooms 5.00

Full Baths 4
Half Baths 1

Square Footage 3,041

Acres 0.11

Year Built 2013

Type Residential Sub-Type Detached

Style 3 Storey

Status Active

## **Community Information**

Address 149 Nicholson Drive

Subdivision Parsons North
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0Z6

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Heated Garage

# of Garages 2

#### Interior

Interior Features Chandelier, Double Vanity, French Door, Jetted Tub, Pantry, Quartz

Counters, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In

Closet(s), Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator,

Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Brick Facing, Gas, Living Room, Mantle, Stone, Sun Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Storage

Lot Description Back Yard, Landscaped, Other, Standard Shaped Lot, Treed, Greenbelt

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed April 17th, 2025

Days on Market 15
Zoning ND

# **Listing Details**

Listing Office ROYAL LEPAGE BENCHMARK

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