\$649,900 - 120 Ward Crescent, Fort McMurray

MLS® #A2224450

\$649,900

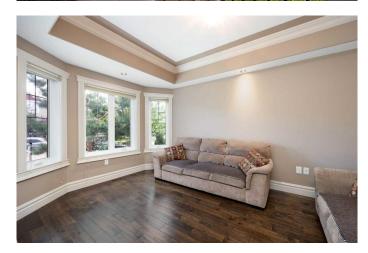
6 Bedroom, 5.00 Bathroom, 2,243 sqft Residential on 0.10 Acres

Parsons North, Fort McMurray, Alberta

This exquisite executive-style home boasts six bedrooms and a legal suite with a private entrance, cleverly divided into two rental units, each equipped with its own bathroomâ€"one featuring a kitchenette and the other a full kitchen, generating a monthly cash flow of \$1,850 to assist with mortgage payments. The custom-built residence showcases stunning porcelain tile floors, elegant crown moldings, and high-end hardwood flooring throughout the main and upper levels, with laminate in the basement. Upon entering, you are welcomed by a spacious foyer that leads to a versatile flex room and an open-concept main floor, highlighted by a luxurious kitchen complete with soft-close cabinetry, a massive island offering ample storage, and a built-in wall oven/microwave combo alongside a double oven stove. The kitchen's under-cabinet lighting creates a warm ambiance, perfect for the home chef, while a generous walk-in pantry adds convenience. Adjacent to the kitchen, the dining area and great room, featuring a cozy gas fireplace, provide an inviting space for family gatherings. A back door opens to a fenced backyard, and another door leads to a heated double car garage, complemented by a convenient powder room for guests on the main floor. The upper level houses a laundry area near four bedrooms and two bathrooms, with the primary suite boasting a spacious walk-in closet and a luxurious five-piece ensuite. The second and third bedrooms also feature their own walk-in







closets, making this home a must-see for any discerning buyer. Within walking distance to schools, bus route and future shopping and only minutes to all amenities! Don't miss outâ€"call now to schedule your showing!

Built in 2012

Essential Information

MLS® # A2224450 Price \$649,900

Bedrooms 6
Bathrooms 5.00
Full Baths 4
Half Baths 1

Square Footage 2,243
Acres 0.10
Year Built 2012

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 120 Ward Crescent

Subdivision Parsons North
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K0X5

Amenities

Parking Spaces 4

Parking Additional Parking, Concrete Driveway, Double Garage Attached,

Garage Faces Rear, Heated Garage, On Street

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, Crown Molding, Double Vanity,

Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal

Home, No Smoking Home, Open Floorplan, Pantry

Appliances See Remarks

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features Private Entrance
Lot Description See Remarks
Roof Asphalt Shingle
Construction See Remarks

Foundation Poured Concrete

Additional Information

Date Listed May 25th, 2025

Days on Market 6
Zoning ND

Listing Details

Listing Office RE/MAX Connect

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.