

# \$520,000 - 149 Collicott Drive, Fort McMurray

MLS® #A2249610

**\$520,000**

4 Bedroom, 4.00 Bathroom, 1,742 sqft

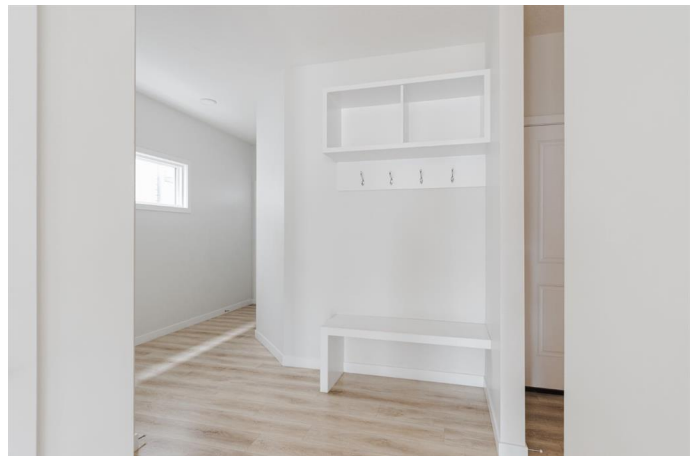
Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 149 Collicott Drive – a thoughtfully designed duplex featuring a desirable attached 22x23 garage, an upstairs bonus room, a one-bedroom legal suite, and a modern aesthetic that offers both comfort and flexibility for homeowners and investors alike. The front driveway provides parking for two vehicles and leads to the attached double garage, while a convenient side entry offers direct access to the suite for added privacy. Inside, the main level is open concept and showcases a stylish kitchen with quartz counters, a two-toned cabinet design, a large island, and a walk-through pantry that connects to the garage entry. A striking hexagon backsplash and stainless steel appliances, including a microwave new in 2024, complete the space. The living and dining areas flow seamlessly together and open onto a fully fenced backyard with a deck, gas line for a barbecue, and welcoming neighbours all around.

Upstairs, the bonus room provides additional living space, joined by three bedrooms and the convenience of laundry on the same floor. The primary retreat features a walk-in closet and an ensuite with dual sinks, while the remaining bedrooms are spacious and bright.

The fully finished basement is a legal suite, currently rented for \$1,300/month. It includes a full kitchen with appliances, laundry, a generous living area, and a four-piece bathroom. A selection of furniture can remain, making it turnkey for the next tenant.



With two furnaces, central AC, and a hot water tank, the home is designed for efficiency and year-round comfort. Located in Parsons Creek North near parks, trails, schools, and the soon-to-come shopping plaza, this property is the perfect blend of modern living and income potential.

Built in 2019

### **Essential Information**

MLS® #	A2249610
Price	\$520,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,742
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	149 Collicott Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Parking Pad, Side By Side, Front Drive
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 20th, 2025
Days on Market	1
Zoning	ND

## Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

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.