

\$549,999 - 136 Ward Crescent, Fort McMurray

MLS® #A2144836

\$549,999

5 Bedroom, 4.00 Bathroom, 1,915 sqft
Residential on 0.09 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 136 Ward Crescent: This five-bedroom home, located in Parsons Creek North, offers beautiful finishes and an attached double car garage with a driveway for four vehicles. Situated just a stone's throw from schools and playgrounds, it includes a two-bedroom legal suite, presenting an excellent investment opportunity for first-time homebuyers or anyone looking to upgrade while enjoying the potential rental income of the basement.

The home is warm and welcoming, beginning with the front living room featuring an oversized front window that brings in plenty of natural light. Hardwood floors, crown moldings, and a natural gas fireplace contribute to the home's elevated aesthetic. The spacious kitchen accommodates an oversized dining table and a breakfast nook, making it ideal for gatherings with its long island, ceiling-height cupboards, and corner pantry for optimal storage space. The kitchen and dining nook boast tile floors, while the adjacent dining room features pristine hardwood floors. The main level also includes a four-piece bathroom for your convenience and added value and access to the oversized 26x20 heated attached garage.

Upstairs, you'll find a private setting for three generously sized bedrooms. The primary bedroom is large enough to accommodate a sitting area and has two closets, plus a large



ensuite bathroom with a soaker tub and a large glass shower. Another four-piece bathroom and laundry complete the upper level.

The basement houses a two-bedroom legal suite with an oversized open-concept living area, a full kitchen with stainless steel appliances, and ample storage and counter space. At the back of the suite are two perfectly sized bedrooms and a four-piece bathroom, plus stacked laundry machines for the occupants' use.

The home is equipped with two furnaces, central A/C, a gas line for the BBQ on the back deck, and plenty of storage space for your recreational toys or vehicles via the back alley access. Located on a quiet street near bus routes with easy access to the highway, schedule a private tour of this beautiful home today.

Built in 2013

Essential Information

MLS® #	A2144836
Price	\$549,999
Sold Price	\$538,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,915
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	136 Ward Crescent
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0X6

Amenities

Parking Spaces	6
Parking	Parking Pad, Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Rear Drive, RV Access/Parking, Side By Side, Stall, Tandem

Interior

Interior Features	Laminate Counters, Storage, Vinyl Windows, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings, Central Air Conditioner, Garage Control(s), Microwave, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 29th, 2024
Date Sold	November 29th, 2024
Days on Market	149
Zoning	ND

HOA Fees 0.00

Listing Details

Listing Office The Agency North Central Alberta

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