

# \$761,000 - 100 Macrae Place, Fort McMurray

MLS® #A2172936

**\$761,000**

5 Bedroom, 4.00 Bathroom, 2,393 sqft  
Residential on 0.16 Acres

Parsons North, Fort McMurray, Alberta

Public Remarks: Welcome to this STUNNING 2-Story home nestled in a DESIRABLE NEIGHBORHOOD! with 2392 Sq Ft of exquisite Design . This residence offers a 2 BEDROOM LEGAL SUITE & a thoughtfully laid out floor plan that MAXIMIZES SPACE & FUNCTIONALITY. This spacious residence offers ample living space for your family. The QUALITY CRAFTSMANSHIP is evident throughout the home. UPON WAKING IN you are greeted by a SPACIOUS ENTRANCE with a LARGE WALK-IN-CLOSET, there is MAIN FLOOR OFFICE, 2 pcs BATHROOM, then step in the HEART OF THE HOME and be CAPTIVATED by the STUNNING KITCHEN, featuring CUSTOM MAPLE CABINETS, CROWN MOLDINGS, GRANITE COUNTER TOPS, UPPER GLASS CABINETS, UNDER COUNTER LIGHTING, A LARGE SIT-UP ISLAND (with cabinets) perfect for ENTERTAINING guests or enjoying FAMILY TIME., TILE FLOORING. There is ACCESS TO BACK DECK off the SUNNY DINING AREA which is open to the beautiful LIVING ROOM that is ADORNED WITH HIGH CEILINGS & SOARING BRIGHT WINDOWS to allow loads of beautiful NATURAL LIGHTING IN CREATING A WARM & INVITING ATMOSPHERE, BEAUTIFUL HARDWOOD FLOORING. MAIN FLOOR LAUNDRY, 2 PCS BATHROOM & ACCESS TO DOUBLE ATTACHED IN FLOOR HEATED GARAGE. UPPER LEVEL OFFERS 3



BEDROOMS ,OVERSIZED PRIMARY  
BOASTS A BEAUTIFUL 5 PCS ENSUITE,  
LARGE WALK IN CLOSET. 2 FULL SPARE  
ROOMS each with WALK-IN CLOSETS &  
there is another 4 PCS BATHROOM . Off the  
MAIN LEVEL you have BASEMENT ACCESS  
with PRIVATE ACCESS TO THE UTILITY  
ROOM & STORAGE and the BASEMENT  
SUITE. DOWNSTAIRS, the BASEMENT  
PRESENTS a 2 BEDROOM LEGAL SUITE  
that has a PRIVATE SEPARATE ACCESS TO  
THE FULLY SELF CONTAINED SUITE FROM  
THE OUTSIDE , This 2 BED LEGAL SUITE  
offers a 4 PCS BATHROOM, SPACIOUS  
OPEN CONCEPT EAT-IN KITCHEN, &  
LIVING ROOM, this OFFERS POTENTIAL  
RENTAL INCOME OR SPACE FOR  
EXTENDED FAMILY. OUTSIDE offers a  
DOUBLE ATTACHED IN FLOOR HEATED  
GARAGE w/ LARGE OVER SIZED  
DRIVEWAY & GATED R.V. PARKING (with a  
boulevard crossing permit) in the BACKYARD  
provide ample space for VEHICLES,  
R.V.PARKING & OUTDOOR ACTIVITIES.  
SITUATED IN A DESIRED NEIGHBORHOOD,  
this CUSTOM BUILT HOME COMBINES  
LUXURY, COMFORT & CONVENIENCE.  
Don't miss your chance to call this EXQUISITE  
property yours. CENTRAL AIR  
CONDITIONING, HEATED FLOORING.  
APPLIANCES, WINDOW COVERINGS  
included. Original owners and PRIDE OF  
OWNERSHIP SHOWS.

Built in 2012

### **Essential Information**

MLS® #	A2172936
Price	\$761,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,393
Acres	0.16
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	100 Macrae Place
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0Z7

### Amenities

Parking Spaces	8
Parking	Double Garage Attached, RV Access/Parking, RV Gated
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Central Vacuum, Granite Counters, High Ceilings, Vinyl Windows, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Appliances, Garage Control(s), Instant Hot Water, Microwave, Oven, Refrigerator, See Remarks, Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Fireplace(s), In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 15th, 2024
Days on Market	196
Zoning	ND

**Listing Details**

Listing Office	COLDWELL BANKER UNITED
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