

\$639,900 - 120 Ward Crescent, Fort McMurray

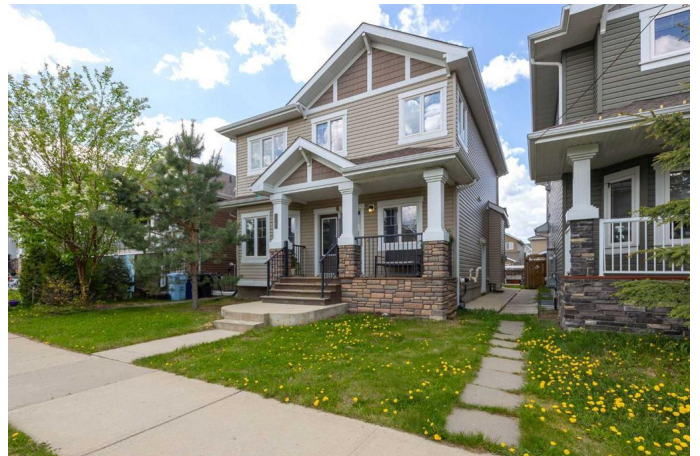
MLS® #A2224450

\$639,900

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 bathroom—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 out! Call now to schedule your showing!

Built in 2012

Essential Information

MLS® #	A2224450
Price	\$639,900
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	26
Zoning	ND

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.