

# \$778,900 - 149 Ward Crescent, Fort McMurray

MLS® #A2262095

**\$778,900**

5 Bedroom, 4.00 Bathroom, 2,223 sqft  
Residential on 0.20 Acres

Parsons North, Fort McMurray, Alberta

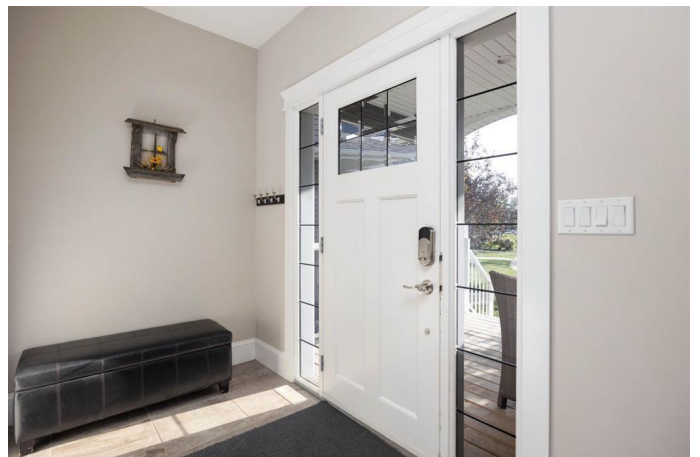
Welcome to 149 Ward Crescent â€” a spacious and versatile two-storey home offering over 2,200 sq. ft. of living space plus a fully legal basement suite. Perfect for large families or those seeking rental income, this property checks all the boxes.

Inside, the second floor boasts three oversized bedrooms, including a stunning primary retreat complete with a huge walk-in closet and ensuite featuring both a tub and shower. The convenience of upper-level laundry in its own dedicated room adds to the practicality of this level.

The main floor is designed for gathering, featuring three separate living spaces, each with 3 gas fireplace for warmth and comfort. The fully renovated legal basement suite offers two generous bedrooms, a full kitchen with pantry, and a private side entrance â€” an excellent mortgage helper or space for extended family.

Step outside and enjoy a massive 8,500+ sq. ft. corner lot, complete with a custom treehouse, a large rear deck, and Lots of parking for all your vehicles. The true showstopper is the 25â€™ x 35â€™ heated detached garage, featuring in-floor heat, a mezzanine for storage, and plenty of room for any hobbyist or mechanic. Donâ€™t miss your chance to own this incredible home â€” book your showing today!

Built in 2012



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262095    |
| Price          | \$778,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,223       |
| Acres          | 0.20        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 149 Ward Crescent |
| Subdivision | Parsons North     |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9K0X5            |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Parking Pad, Triple Garage Detached |
| # of Garages   | 3                                   |

## Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Pantry, Quartz Counters                                              |
| Appliances        | Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                          |
| Cooling           | Central Air                                                                         |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 4                                                                                   |
| Fireplaces        | Gas                                                                                 |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full, Suite                                                               |

**Exterior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Playground, Private Entrance, Private Yard |
| Lot Description   | Back Lane, Back Yard, Front Yard           |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding                               |
| Foundation        | Poured Concrete                            |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 16                |
| Zoning         | ND                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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