

# \$489,900 - 337 Collicott Drive, Fort McMurray

MLS® #A2254976

**\$489,900**

4 Bedroom, 4.00 Bathroom, 1,683 sqft

Residential on 0.07 Acres

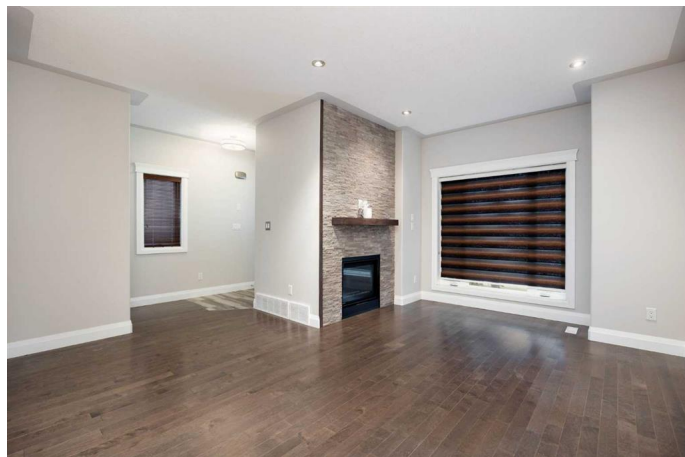
Parsons North, Fort McMurray, Alberta

Beautiful executive style half duplex features 4 bedrooms, 3.5 baths and a flex room, upper floor laundry near the bedrooms, the living room boasts a gas fireplace with floor to ceiling stone surround, kitchen is beautiful with granite countertops, modern cabinetry, garden doors leading to your fabulous backyard with "artificial grass" making the maintenance free yard a dream! The 18' x 22' detached garage is perfect for winter months or boys with toys. Nested near schools, the new Walmart being constructed now, bus route, Pond and walking trails and more! The basement has a SEPARATE Entrance and features full kitchen, living/dining space, bedroom, laundry and own heating source, and 4pc bath. Call now and make this your home today.

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2254976  |
| Price          | \$489,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,683     |
| Acres          | 0.07      |
| Year Built     | 2015      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 337 Collicott Drive |
| Subdivision | Parsons North       |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K 2Z1             |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 2                                                        |
| Parking        | Double Garage Detached, Garage Faces Rear, Heated Garage |
| # of Garages   | 1                                                        |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks                                             |
| Appliances        | See Remarks                                             |
| Heating           | Natural Gas, Floor Furnace                              |
| Cooling           | Central Air                                             |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Gas, Great Room, Stone                                  |
| Has Basement      | Yes                                                     |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | None                                 |
| Lot Description   | Back Lane, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | See Remarks                          |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 12                  |

ZoningND

Listing Details

Listing OfficeRE/MAX Connect

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