

# \$520,000 - 149 Collicott Drive, Fort McMurray

MLS® #A2249610

**\$520,000**

4 Bedroom, 4.00 Bathroom, 1,742 sqft

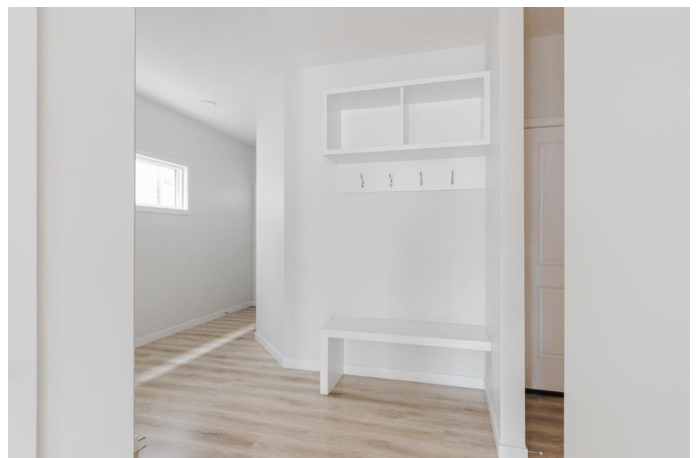
Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 149 Collicott Drive – a thoughtfully designed duplex featuring a desirable attached 22x23 garage, an upstairs bonus room, a one-bedroom legal suite, and a modern aesthetic that offers both comfort and flexibility for homeowners and investors alike. The front driveway provides parking for two vehicles and leads to the attached double garage, while a convenient side entry offers direct access to the suite for added privacy. Inside, the main level is open concept and showcases a stylish kitchen with quartz counters, a two-toned cabinet design, a large island, and a walk-through pantry that connects to the garage entry. A striking hexagon backsplash and stainless steel appliances, including a microwave new in 2024, complete the space. The living and dining areas flow seamlessly together and open onto a fully fenced backyard with a deck, gas line for a barbecue, and welcoming neighbours all around.

Upstairs, the bonus room provides additional living space, joined by three bedrooms and the convenience of laundry on the same floor. The primary retreat features a walk-in closet and an ensuite with dual sinks, while the remaining bedrooms are spacious and bright.

The fully finished basement is a legal suite, currently rented for \$1,300/month. It includes a full kitchen with appliances, laundry, a generous living area, and a four-piece bathroom. A selection of furniture can remain, making it turnkey for the next tenant.



With two furnaces, central AC, and a hot water tank, the home is designed for efficiency and year-round comfort. Located in Parsons Creek North near parks, trails, schools, and the soon-to-come shopping plaza, this property is the perfect blend of modern living and income potential.

Built in 2019

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2249610               |
| Price          | \$520,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,742                  |
| Acres          | 0.07                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 149 Collicott Drive |
| Subdivision | Parsons North       |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K 2W8             |

### Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Parking Pad, Side By Side, Front Drive |
| # of Garages   | 2                                                                                                                |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer                                               |
| Heating           | Forced Air                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                     |
| Fireplaces        | Gas, Living Room                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                 |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Vinyl Siding                                                            |
| Foundation        | Poured Concrete                                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 14                |
| Zoning         | ND                |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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