

# \$715,000 - 189 Blackburn Drive, Fort McMurray

MLS® #A2207687

**\$715,000**

5 Bedroom, 4.00 Bathroom, 1,961 sqft  
Residential on 0.09 Acres

Parsons North, Fort McMurray, Alberta

Looking for a home that helps pay the bills? This is it. This 2-storey home in Parsons North checks all the boxes—and then some. With 5 bedrooms, 3.5 bathrooms, SEPARATE ENTRANCE & a 2-bedroom legal suite, and a great layout for family living, it's made for smart buyers who want comfort and income.

Let's talk space. This home gives you 1,961 square feet to stretch out and enjoy. The lot is 4,128 square feet, giving you room to play, relax, or let the kids run around. The double attached garage means no more brushing snow off your car in the winter. Yes, please!

Step inside and you'll see what makes this home special. The main floor is open and bright. The kitchen is big and beautiful with quartz countertops, a gas cooktop, a wall oven and microwave, and a huge island where everyone can gather. The best part? A walk-through pantry that leads to a big mudroom with main floor laundry. No more mess at the front door!

The living room has hardwood floors, large windows, and a gas fireplace that makes it feel warm and cozy. The dining area is part of the great room, so you're never far from the action. This layout makes it easy to cook, chat, and keep an eye on everything all at once.

Upstairs, the primary bedroom is a quiet place



189 Blackburn Dr, Fort McMurray, AB

Main Floor Exterior Area 943.79 sq ft  
Interior Area 873.80 sq ft  
Excluded Area 264.44 sq ft



0 5 10 ft

PREPARED: 2025/04/01

White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



just for you. Open the French doors and step into a space that feels calm and peaceful. There are big windows that look out to green space—no neighbours behind! The walk-in closet is big enough for two, and the ensuite has everything you need: double sinks, a jetted sunken tub, a separate shower, and even a private toilet room.

The other bedrooms are just the right size for kids, guests, or even a home office. There's also a bonus rec room upstairs—great for movie nights, toys, or a quiet reading corner. One even has a walk in closet too!

Now let's talk about the legal suite downstairs. This 2-bedroom suite is a total win. It has its own full kitchen, laundry, bathroom, and separate entrance. The current renters are tidy and respectful. Whether you want to rent it out or use it for family, this space gives you options and income.

Outside, the backyard is low-maintenance and backs onto peaceful green space. There's room for a trampoline, and you won't have to mow for hours. The front yard is neat and welcoming too.

The sellers love being close to schools, parks, shopping, and transit. They say the layout of the main floor and the giant pantry are their favourite things—and we can see why!

This home solves a lot of problems. Need more space? Got it. Want rental income? Done. Looking for a great neighbourhood near schools? You're there.

Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Built in 2013

### **Essential Information**

MLS® #	A2207687
Price	\$715,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,961
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	189 Blackburn Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0Z8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Sump Pump(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Gas Cooktop

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	ND

## Listing Details

Listing Office	RE/MAX Connect
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