

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

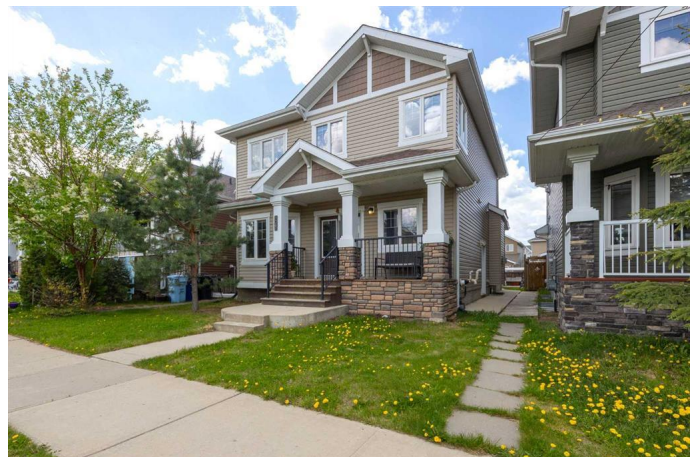
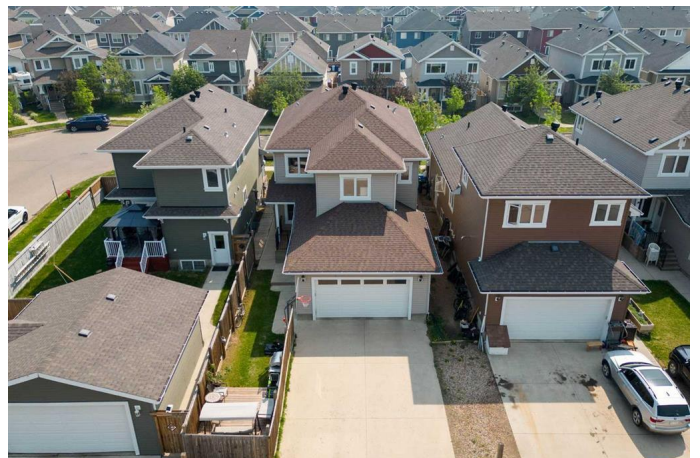
MLS® #A2224450

**\$639,900**

6 Bedroom, 5.00 Bathroom, 2,243 sqft  
Residential on 0.10 Acres

Parsons North, Fort McMurray, Alberta

LOOKING FOR 4-6 CAR PARKING? NEED RV PARKING? IF YOU LIVED HERE YOU'D BE HOME NOW! 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! Donâ€™t miss outâ€“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, Heated Garage, Garage Faces Rear, On Street
# of Garages	2



## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Crown Molding
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	88
Zoning	ND

## Listing Details

Listing Office	RE/MAX Connect
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