\$449,500 - 165 Chalifour Street, Fort McMurray

MLS® #A2240300

\$449,500

4 Bedroom, 4.00 Bathroom, 1,661 sqft Residential on 0.08 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 165 Chalifour St in Parsons North. Charming, Functional & Thoughtfully Designed â€" A Blackspruce Beauty with Income Potential

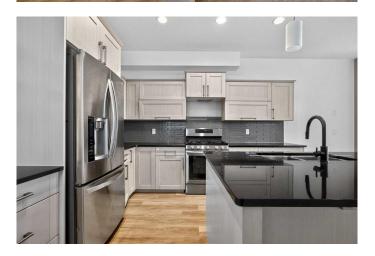
Welcome to a beautifully crafted Blackspruce-built home that blends curb appeal, smart design, and long-term value. From the moment you arrive, you'II be greeted by a mature shade tree and a welcoming covered front verandahâ€"the perfect place to unwind with a morning coffee or enjoy the evening breeze.

Step inside to discover a versatile main floor that includes a dedicated home office or playroom, ideal for today's flexible lifestyle. The kitchen is a standout, featuring top-tier cabinetry, quartz countertops, and classic subway tile backsplashâ€"a clean, timeless design that complements any style. The open-concept living room is warm and inviting, anchored by a gas fireplace and a large rear-facing window that fills the space with natural light. There's ample space for a full-sized dining table, and the rear entry porch adds year-round convenience you'II quickly wonder how you ever lived without.

Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with a 5-piece ensuite and walk-in closet. For added convenience, the laundry room is also located on the upper level, close to where you need it







most.

Downstairs, a fully developed one-bedroom LEGAL suite awaitsâ€"complete with a stylish bathroom, full kitchen, cozy living area, and generous storage. With its private separate entrance, this suite is ideal for extended family, guests, or supplementing your mortgage with rental income.

Freshly painted and meticulously maintained by its original owner, this home is in excellent condition and ready for new memories. lets take a look!

Built in 2014

Essential Information

MLS® # A2240300 Price \$449,500

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,661 Acres 0.08 Year Built 2014

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 165 Chalifour Street

Subdivision Parsons North
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 2W9

Amenities

Parking Spaces 3

Parking Off Street, Parking Pad

Interior

Interior Features Breakfast Bar

Appliances Other

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 Other

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 15th, 2025

Days on Market 1

Zoning ND

Listing Details

Listing Office EXP REALTY

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