

# \$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, youâ€™ll 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. Thereâ€™s ample space for a full-sized dining table, and the rear entry porch adds year-round convenience youâ€™ll 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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