

# **\$479,900 - 144 Chalifour Street, Fort McMurray**

MLS® #A2252720

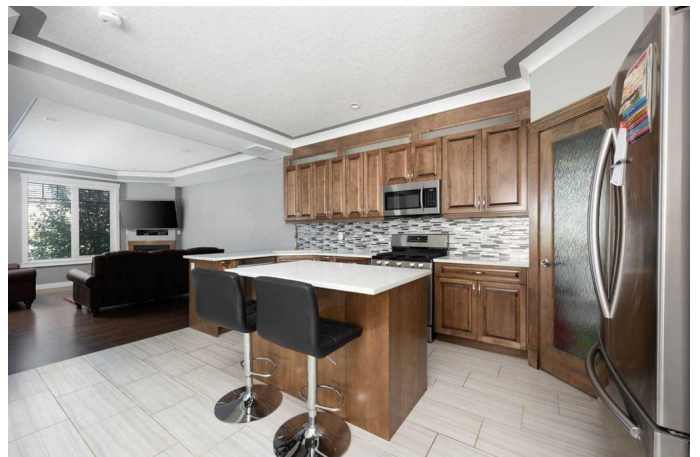
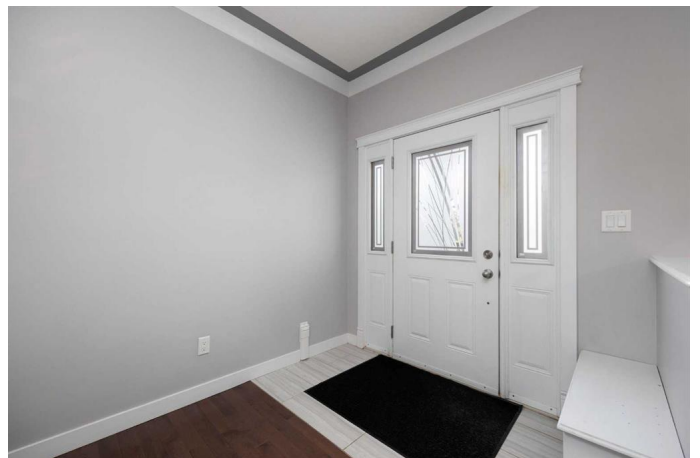
**\$479,900**

4 Bedroom, 4.00 Bathroom, 1,657 sqft

Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

Stunning home with upgraded, quality finishes in beautiful Parsons North! This two story duplex with single attached heated garage, and legal basement suite is move in ready, in super condition, and ready to impress! The main floor boasts 9' ceilings, gorgeous hardwood floors, a gas fireplace in the spacious living room which is all open to the huge kitchen with stunning cabinets, corner pantry, and kitchen island. Granite countertops, and tile flooring complete the kitchen and dining area. The main floor has large windows allowing tons of natural light and the stunning ceiling design makes this main level feel very high end! A 2pc bathroom completes the main level, and the attached heated garage is just off the kitchen. The upper level has a 4pc bathroom, two good size bedrooms, a large primary bedroom with walk in closet and stunning ensuite with soaker tub, stand alone shower and double vanity! The laundry completes the upper level. The basement has a completely separate entrance for its 1 bedroom legal suite. The suite has high ceiling and large windows making it very bright. The kitchen is fully equipped with all appliances and high end finishes. There is a full living room, a 4pc bathroom, laundry, and large bedroom. This home comes with A/C, a heated, attached garage, a good size back deck with gas hook up for BBQ, plus parking! If you are looking for spacious home in excellent condition and option for additional income, this is the one for you! Located close



to schools, parks, walking trails, and shopping.  
Call to view today!

Built in 2015

### Essential Information

MLS® #	A2252720
Price	\$479,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,657
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	144 Chalifour Street
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2Y3

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas

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

## Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Lane, City Lot, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 2nd, 2025
Days on Market	3
Zoning	ND

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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