

# \$489,900 - 337 Collicott Drive, Fort McMurray

MLS® #A2254976

**\$489,900**

4 Bedroom, 4.00 Bathroom, 1,683 sqft

Residential on 0.07 Acres

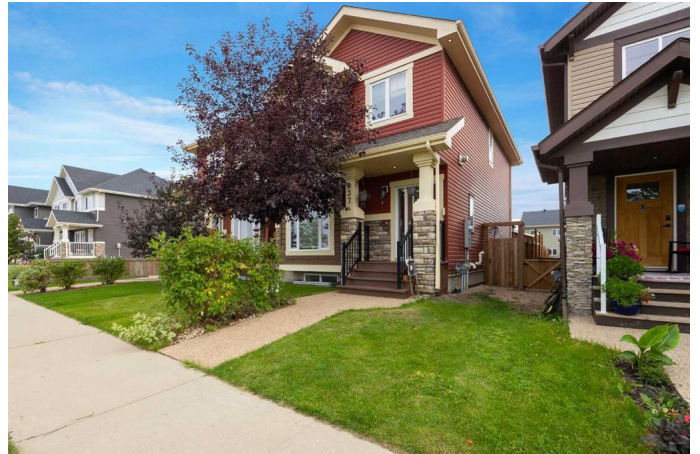
Parsons North, Fort McMurray, Alberta

Beautiful executive style half duplex features 4 bedrooms, 3.5 baths and a flex room, upper floor laundry near the bedrooms, the living room boasts a gas fireplace with floor to ceiling stone surround, kitchen is beautiful with granite countertops, modern cabinetry, garden doors leading to your fabulous backyard with "artificial grass" making the maintenance free yard a dream! The 18' x 22' detached garage is perfect for winter months or boys with toys. Nested near schools, the new Walmart being constructed now, bus route, Pond and walking trails and more! The basement has a SEPARATE Entrance and features full kitchen, living/dining space, bedroom, laundry and own heating source, and 4pc bath. Call now and make this your home today.

Built in 2015

## Essential Information

MLS® #	A2254976
Price	\$489,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,683
Acres	0.07
Year Built	2015



Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	337 Collicott Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2Z1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Heated Garage
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	September 7th, 2025
Days on Market	1

Zoning ND

Listing Details

Listing Office RE/MAX Connect

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