

\$424,500 - 116 Blackburn Drive, Fort McMurray

MLS® #A2270631

\$424,500

4 Bedroom, 4.00 Bathroom, 1,428 sqft
Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

Affordable Duplex in Highly Sought-After
Parsons Creek

Welcome to this 1,428 sq. ft. two-storey duplex, ideally located in the desirable community of Parsons Creek. Combining style, comfort, and future potential, this home is perfect for families, first-time buyers, or investors alike.

Inside, youâ€™ll find three spacious bedrooms and two and a half bathrooms, thoughtfully laid out to maximize both functionality and flow. Each bedroom features soft, plush carpeting, creating a warm and inviting atmosphere for rest and relaxation. The primary suite offers a private retreat, complete with a four-piece ensuite featuring a stand-up shower, a luxurious soaker tub, granite countertops, and ceramic tile flooring.

The main living area exudes warmth and character, highlighted by hardwood floors, large windows that fill the space with natural light, and a cozy gas fireplaceâ€”perfect for relaxing evenings or entertaining guests. The kitchen is a chefâ€™s delight, showcasing rich dark cabinetry, black granite countertops, and a breakfast bar ideal for casual dining or morning coffee. For added convenience, thereâ€™s also a two-piece powder room on the main level.

Outside, a single detached garage and rear driveway provide convenient parking options. The home also features side entry access to the basement, which includes a fourth bedroom, separate laundry, kitchen, and



another four-piece bathroomâ€”offering excellent potential for extended family or future rental income.

Whether youâ€™re upsizing, downsizing, or investing, this property truly has it allâ€”a prime location, thoughtful design, and exceptional value.

Donâ€™t miss your chance to own this beautiful duplex in one of Fort McMurrayâ€™s most family-friendly communities. Schedule your private showing today!

Built in 2013

Essential Information

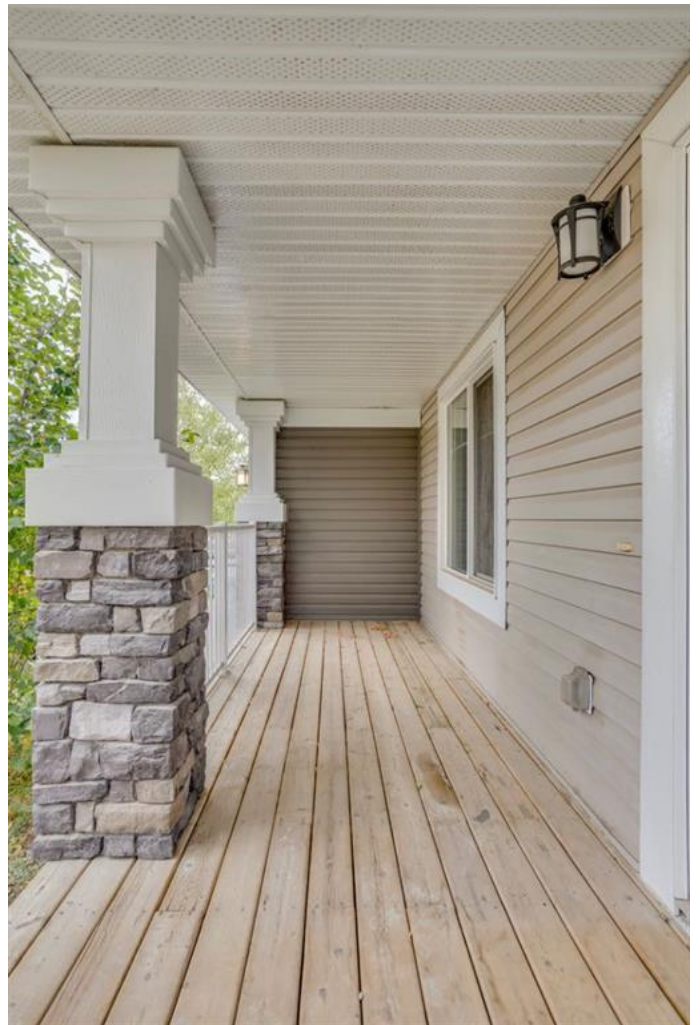
MLS® #	A2270631
Price	\$424,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,428
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	116 Blackburn Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2X9

Amenities

Parking Spaces	2
Parking	Single Garage Detached



# of Garages	1
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Interior

Interior Features	Granite Counters, Kitchen Island
Appliances	None
Heating	Baseboard, Electric, Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	1
Zoning	ND

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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