

780-228-224 donna@donnawilson.ca

149 Ward Crescent Fort McMurray, Alberta

MLS # A2262095



\$778,900

Parsons North				
Residential/House				
2 Storey				
2,223 sq.ft.	Age:	2012 (13 yrs old)		
5	Baths:	3 full / 1 half		
Parking Pad, Triple Garage Detached				
0.20 Acre				
Back Lane, Back Yard, Front Yard				
	Residential/House 2 Storey 2,223 sq.ft. 5 Parking Pad, Tri 0.20 Acre	Residential/House 2 Storey 2,223 sq.ft. Age: 5 Baths: Parking Pad, Triple Garage Decoder.	Residential/House 2 Storey 2,223 sq.ft. Age: 2012 (13 yrs old) 5 Baths: 3 full / 1 half Parking Pad, Triple Garage Detached 0.20 Acre	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Pantry, Quartz Counters

Inclusions: PLAY SET

Welcome to 149 Ward Crescent — a spacious and versatile two-storey home offering over 2,200 sq. ft. of living space plus a fully legal basement suite. Perfect for large families or those seeking rental income, this property checks all the boxes. Inside, the second floor boasts three oversized bedrooms, including a stunning primary retreat complete with a huge walk-in closet and ensuite featuring both a tub and shower. The convenience of upper-level laundry in its own dedicated room adds to the practicality of this level. The main floor is designed for gathering, featuring three separate living spaces, each with 3 gas fireplace for warmth and comfort. The fully renovated legal basement suite offers two generous bedrooms, a full kitchen with pantry, and a private side entrance — an excellent mortgage helper or space for extended family. Step outside and enjoy a massive 8,500+ sq. ft. corner lot, complete with a custom treehouse, a large rear deck, and Lots of parking for all your vehicles. The true showstopper is the 25' x 35' heated detached garage, featuring in-floor heat, a mezzanine for storage, and plenty of room for any hobbyist or mechanic.Don't miss your chance to own this incredible home — book your showing today!