

# \$663,900 - 185 Dafoe Way, Fort McMurray

MLS® #A2181697

**\$663,900**

5 Bedroom, 4.00 Bathroom, 1,634 sqft

Residential on 0.09 Acres

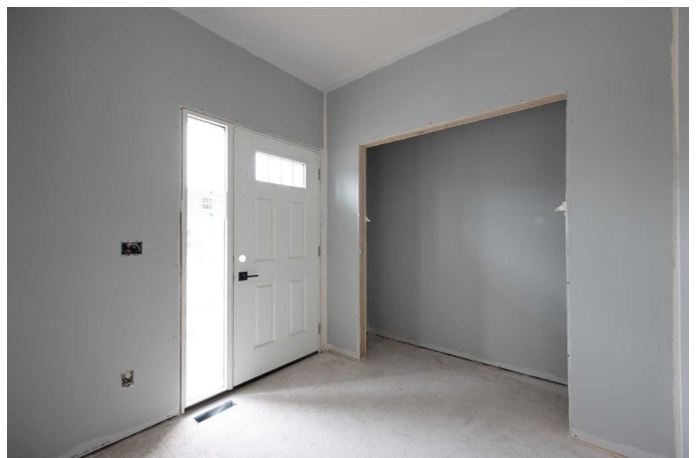
Parsons North, Fort McMurray, Alberta

WOW! CHECK OUT THIS DEAL! PRE-SALE -BRAND NEW CONSTRUCTION Built by Shergill Homes is the PERFECT Starter home for the savvy buyer! FANTASTIC 2 bedroom LEGAL Suite is the PERFECT MORTGAGE HELPER! You will LOVE the Contemporary and Modern Design of every Shergill home. ACT FAST! Builder Finishing includes: Hardwood on main floor, tile in bathrooms, quartz countertops throughout, carpet upstairs and in bedrooms, vinyl plank in basement. Front landscaping only will be completed by builder when weather permits. Builder will supply an appliance package for upstairs only. (Fridge, stove, dishwasher, hood fan) Target date for completion is Spring 2025. Comes with 10 Year Progressive New Home Warranty! ACT NOW PICK YOUR COLOR PACKAGE FROM THE BUILDERS SELECTION WHILE YOU STILL CAN. CALL FOR DETAILS. "You DREAM, We Take Notes!"

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2181697  |
| Price      | \$663,900 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,634       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 185 Dafoe Way |
| Subdivision | Parsons North |
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9K 2Y5       |

### Amenities

|                |                          |
|----------------|--------------------------|
| Utilities      | Natural Gas Available    |
| Parking Spaces | 2                        |
| Parking        | Alley Access, Off Street |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | See Remarks                           |
| Appliances        | See Remarks                           |
| Heating           | Forced Air, Natural Gas               |
| Cooling           | None                                  |
| Fireplace         | Yes                                   |
| # of Fireplaces   | 1                                     |
| Fireplaces        | Gas, Great Room                       |
| Has Basement      | Yes                                   |
| Basement          | Exterior Entry, Finished, Full, Suite |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | See Remarks     |
| Foundation        | Poured Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 6th, 2024 |
| Days on Market | 242                |
| Zoning         | ND                 |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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