



just for you. Open the French doors and step into a space that feels calm and peaceful. There are big windows that look out to green space—no neighbours behind! The walk-in closet is big enough for two, and the ensuite has everything you need: double sinks, a jetted sunken tub, a separate shower, and even a private toilet room.

The other bedrooms are just the right size for kids, guests, or even a home office. There's also a bonus rec room upstairs—great for movie nights, toys, or a quiet reading corner. One even has a walk in closet too!

Now let's talk about the legal suite downstairs. This 2-bedroom suite is a total win. It has its own full kitchen, laundry, bathroom, and separate entrance. The current renters are tidy and respectful. Whether you want to rent it out or use it for family, this space gives you options and income.

Outside, the backyard is low-maintenance and backs onto peaceful green space. There's room for a trampoline, and you won't have to mow for hours. The front yard is neat and welcoming too.

The sellers love being close to schools, parks, shopping, and transit. They say the layout of the main floor and the giant pantry are their favourite things—and we can see why!

This home solves a lot of problems. Need more space? Got it. Want rental income? Done. Looking for a great neighbourhood near schools? You're there.

Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Built in 2013

### Essential Information

MLS® #	A2207687
Price	\$689,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,961
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	189 Blackburn Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0Z8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), French Door, Jetted Tub, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Stove(s), Washer/Dryer, Built-In Oven, Window Coverings

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

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Greenbelt, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	83
Zoning	ND

## Listing Details

Listing Office	RE/MAX Connect
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