

**177 Dafoe Way**  
**Fort McMurray, Alberta**

**MLS # A2243104**



**\$679,900**

|                  |                                           |               |                  |
|------------------|-------------------------------------------|---------------|------------------|
| <b>Division:</b> | Parsons North                             |               |                  |
| <b>Type:</b>     | Residential/House                         |               |                  |
| <b>Style:</b>    | 2 Storey                                  |               |                  |
| <b>Size:</b>     | 1,521 sq.ft.                              | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 5                                         | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.12 Acre                                 |               |                  |
| <b>Lot Feat:</b> | Landscaped, Standard Shaped Lot           |               |                  |

|                    |                                                                                                 |                   |             |
|--------------------|-------------------------------------------------------------------------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                         | <b>Water:</b>     | Public      |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                          | <b>Sewer:</b>     | Sewer       |
| <b>Roof:</b>       | Asphalt                                                                                         | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full                                                         | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Other, Shingle Siding, Stone                                                                    | <b>Zoning:</b>    | ND          |
| <b>Foundation:</b> | Poured Concrete                                                                                 | <b>Utilities:</b> | Natural Gas |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows |                   |             |

**Inclusions:** fridge, stove, dishwasher,

**WOW! CHECK OUT THIS DEAL! PRE-SALE** -The 'SERENA V' Built by Shergill Homes is the PERFECT Starter home for the savvy buyer! FANTASTIC 2 bedroom LEGAL Suite, all the bells & whistles one would want in a new home, from quartz countertops in kitchen & bathrooms, hardwood or VLP floors, & tile on main floor, modern cabinetry & so much more! Main floor living room has gas fireplace & kitchen is open concept to dining. Master bedroom features its own walk in closet & ensuite bath. There are 2 more good size bedrooms & 1 full bath on the 2nd floor. The basement is fully developed with SEPARATE Entrance to a 2 bedroom, 1 bath, self-contained LEGAL Suite. Comes with 10 Year Progressive New Home Warranty! "You DREAM, We Take Notes!" This property is under construction and possession date is targeted for late summer early fall. CALL NOW!