

# \$449,900 - 217 Callen Drive, Fort McMurray

MLS® #A2217243

**\$449,900**

3 Bedroom, 4.00 Bathroom, 1,522 sqft  
Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

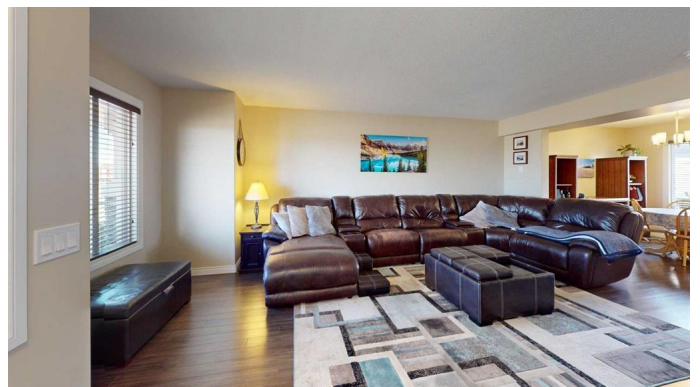
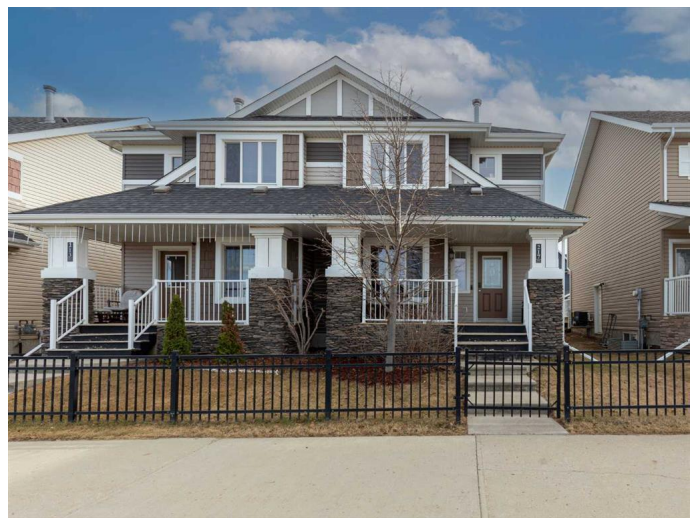
Spacious & Versatile Family Home with Thoughtful Upgrades. This 3+1 bedroom, 3.5 bathroom home offers both comfort and functionality for modern family living. Step into the bright and inviting living room, filled with natural light and gas fire place, and flow into the eat-in kitchen, perfect for family meals or entertaining. The kitchen boasts ample cabinet space, eat-up counter, and stainless steel appliances including a stove, microwave, and dishwasher—all under 5 years old.

Upstairs, discover a cozy nook on the second floor, ideal for a home office, reading corner, or children's play area. The primary bedroom offers a 4 piece en-suite and walk-in closet.

Down the hall you will find 2 more bedrooms, 4 piece bathroom and laundry closet. The fully developed basement with separate entrance, features dry core subfloor, a spacious family room prepped for a wet bar, and a luxurious bathroom with a jetted tub and in-floor heating—the perfect retreat. A new hot water tank (2020) adds peace of mind.

Enjoy summer comfort with central air conditioning, and year-round convenience with central vacuum, a water softener, and covered front deck and back deck. The fenced backyard includes back alley access with a parking pad.

This property combines cozy character with smart upgrades and space to grow. Don't miss your chance to call it home! Title insurance in lieu of a real property report.



Built in 2012

### Essential Information

MLS® #	A2217243
Price	\$449,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,522
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	217 Callen Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0X7

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Separate Entrance, Walk-In Closet(s)
Appliances	See Remarks
Heating	In Floor, Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full

**Exterior**

Exterior Features	Storage, Rain Gutters
Lot Description	Back Yard
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	20
Zoning	ND

**Listing Details**

Listing Office	People 1st Realty
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