

# \$454,900 - 108 Blackburn Drive, Fort McMurray

MLS® #A2239919

## \$454,900

4 Bedroom, 4.00 Bathroom, 1,587 sqft

Residential on 0.08 Acres

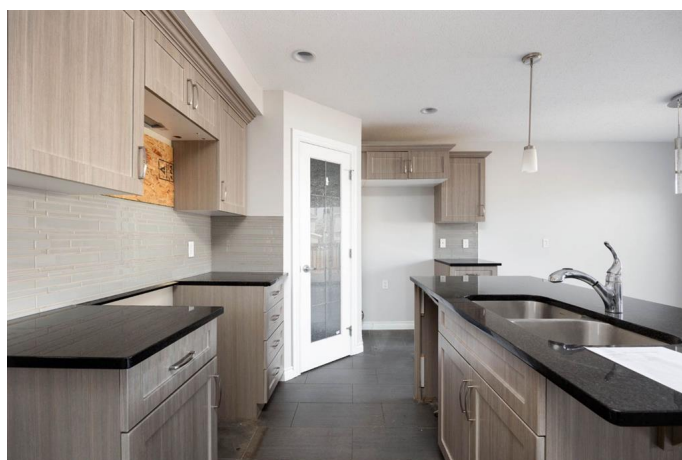
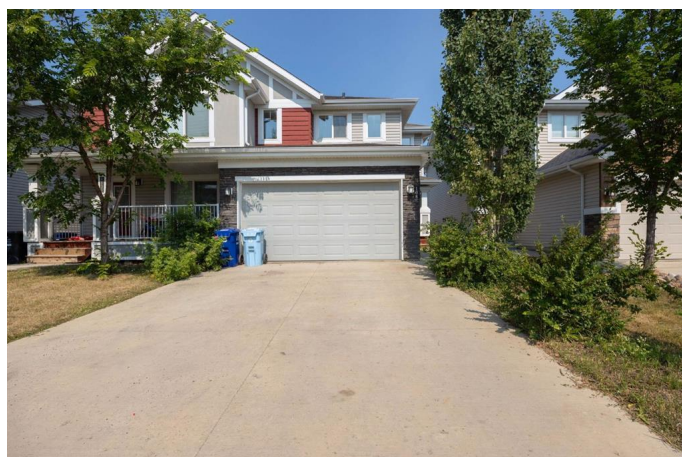
Parsons North, Fort McMurray, Alberta

Welcome to 108 Blackburn Drive! This duplex has NO CONDO FEES and is perfect for a first time home owner or investors. Featuring 3 bedrooms and BONUS ROOM upstairs, 1 bedroom BASEMENT SUITE and a double attached garage. On the main floor you are welcome with an open concept kitchen, dining and living room with laminate and tile flooring and a gas fireplace. The kitchen features quartz counter tops, eat up island and a walk through corner pantry leading to the back mudroom and attached garage. The dining nook has patio doors that lead to a raised deck and fully fenced yard, perfect for kids and pets. The second level has a BONUS ROOM, 3 bedrooms, a 4PC bathroom, a laundry room and a primary bedroom with a walk in closet and 4 PC ensuite bathroom. The separate side entrance leads to a 1 bedroom self contained suite with a kitchenette, living room, 4PC bathroom and separate laundry. There is no shortage of parking with an attached double car garage with a double car driveway. SOLD AS IS WHERE IS

Built in 2013

## Essential Information

MLS® #	A2239919
Price	\$454,900
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,587
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	108 Blackburn Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2X9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s), Separate Entrance
Appliances	None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 5th, 2025
Days on Market	14
Zoning	ND

**Listing Details**

Listing Office	RE/MAX Connect
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