

\$824,900 - 289 Blackburn Drive, Fort McMurray

MLS® #A2268988

\$824,900

7 Bedroom, 5.00 Bathroom, 2,612 sqft

Residential on 0.10 Acres

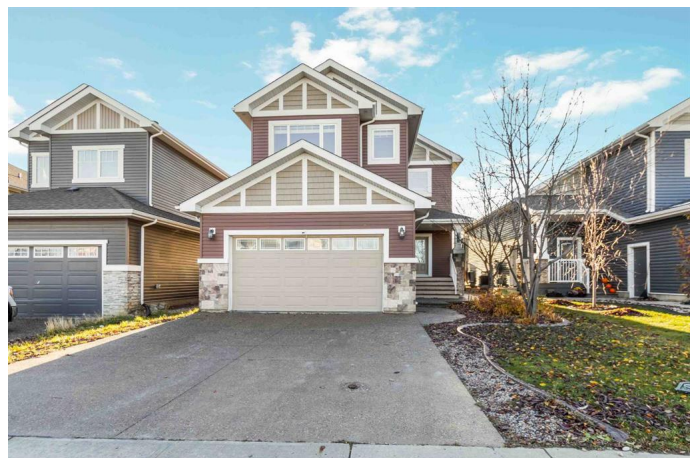
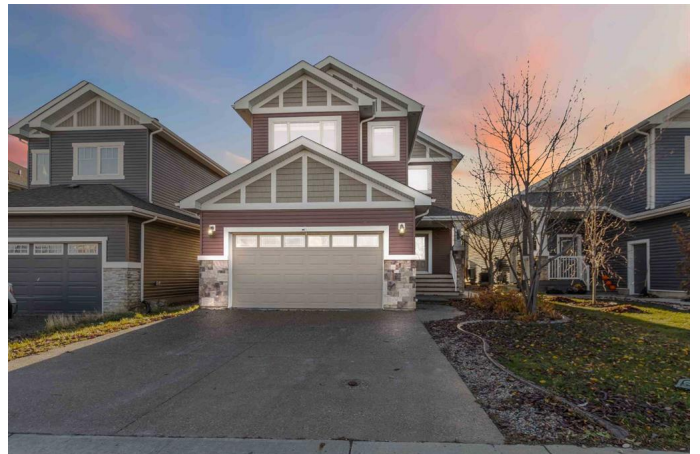
Parsons North, Fort McMurray, Alberta

ARE YOU LOOKING FOR A HOME THAT BACKS ONTO GREEN SPACE? NEED A 1-BEDROOM LEGAL SUITE + Private Studio Space? OR A MAIN FLOOR ROOM WITH A FULL BATH? With over 3,700 SQFT of total living space, welcome to 289 Blackburn Drive! Custom built and lovingly maintained by its original owners, this beautifully designed home offers the perfect blend of luxury, functionality, and location, situated in the desirable community of Parsons North.

The exterior stands out with a double-car driveway leading to a heated attached double garage, providing ample parking and storage. Out back, the large, fully fenced yard offers plenty of space to relax and entertain, with direct access to scenic green space for added privacy.

Step inside to a bright and open main floor featuring tile and engineered hardwood flooring throughout. The spacious living room includes a cozy natural gas fireplace and custom built-in corner cabinetry. The heart of the home, the chef-inspired kitchen - boasts granite countertops, a massive island, built-in oven and microwave, and a 5-burner professional gas stove. Adjacent to the kitchen, the dining area and living room are surrounded by windows, filling the space with natural light. This level also includes a main-floor bedroom/office and a full bathroom, perfect for guests or extended family.

Upstairs, you'll find a spacious room that



can serve as a bonus or family room, perfect for movie nights or a kids’s play area. In addition, three spacious bedrooms, including a private primary suite with a 5-piece ensuite featuring dual vanities, a jetted tub, glass shower, and a MASSIVE walk-in closet. The other two bedrooms are generously sized and share a stylish 4-piece bathroom. You’ll also appreciate the convenience of an upstairs laundry room, perfectly situated near all the bedrooms.

The fully developed basement with separate entrance includes a 1-bedroom legal suite complete with a kitchen, living room, and full bath, ideal for rental income or extended family. Additionally, there’s a private studio space with its own kitchenette and full bathroom, offering flexible living options for multi-generational families or tenants.

Other highlights include central air conditioning for year-round comfort, and a location that’s hard to beat and close to schools, parks, trails, and future shopping amenities such as super Walmart. Whether you’re looking for multi-generational living, a mortgage helper, or simply a luxurious family home, 289 Blackburn Drive offers it all in one impressive package. Call today to schedule your private viewing and start your journey toward your dream home!

Built in 2014

Essential Information

MLS® #	A2268988
Price	\$824,900
Bedrooms	7
Bathrooms	5.00
Full Baths	5

Square Footage	2,612
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	289 Blackburn Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0X8

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
-------------------	--------------------------------

Lot Description	Back Yard, Backs on to Park/Green Space, Cleared, Front Yard, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Days on Market	7
Zoning	ND

Listing Details

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.