

# \$778,900 - 149 Ward Crescent, Fort McMurray

MLS® #A2262095

**\$778,900**

5 Bedroom, 4.00 Bathroom, 2,223 sqft  
Residential on 0.20 Acres

Parsons North, Fort McMurray, Alberta

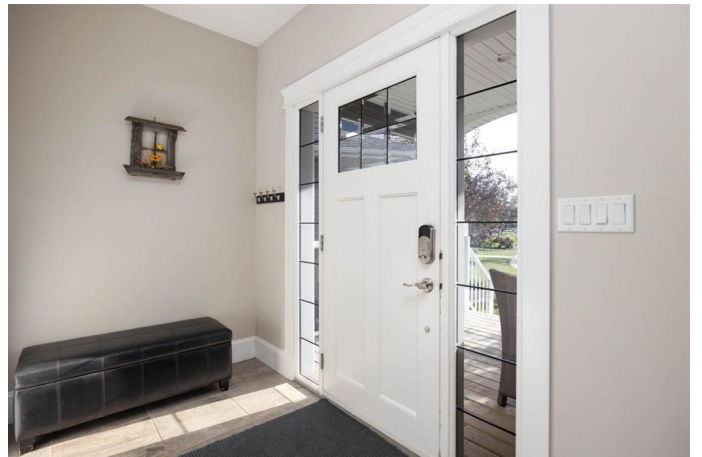
Welcome to 149 Ward Crescent â€” a spacious and versatile two-storey home offering over 2,200 sq. ft. of living space plus a fully legal basement suite. Perfect for large families or those seeking rental income, this property checks all the boxes.

Inside, the second floor boasts three oversized bedrooms, including a stunning primary retreat complete with a huge walk-in closet and ensuite featuring both a tub and shower. The convenience of upper-level laundry in its own dedicated room adds to the practicality of this level.

The main floor is designed for gathering, featuring three separate living spaces, each with 3 gas fireplace for warmth and comfort. The fully renovated legal basement suite offers two generous bedrooms, a full kitchen with pantry, and a private side entrance â€” an excellent mortgage helper or space for extended family.

Step outside and enjoy a massive 8,500+ sq. ft. corner lot, complete with a custom treehouse, a large rear deck, and Lots of parking for all your vehicles. The true showstopper is the 25â€™ x 35â€™ heated detached garage, featuring in-floor heat, a mezzanine for storage, and plenty of room for any hobbyist or mechanic. Don't miss your chance to own this incredible home â€” book your showing today!

Built in 2012



## Essential Information

MLS® #	A2262095
Price	\$778,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,223
Acres	0.20
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	149 Ward Crescent
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0X5

## Amenities

Parking Spaces	3
Parking	Parking Pad, Triple Garage Detached
# of Garages	3

## Interior

Interior Features	High Ceilings, Pantry, Quartz Counters
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 3rd, 2025
Days on Market	46
Zoning	ND

## Listing Details

Listing Office	EXP REALTY
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