# \$535,000 - 116 Macrae Place, Fort McMurray

MLS® #A2265608

#### \$535,000

3 Bedroom, 2.00 Bathroom, 1,691 sqft Residential on 0.14 Acres

Parsons North, Fort McMurray, Alberta

Stunning Modified Bi-Level in Desirable Parsons Creek

Welcome to this beautifully maintained 1,691 sq ft modified bi-level, ideally situated in a quiet cul-de-sac in the highly sought-after neighbourhood of Parsons Creek. This home offers the perfect blend of style, comfort, and future potential.

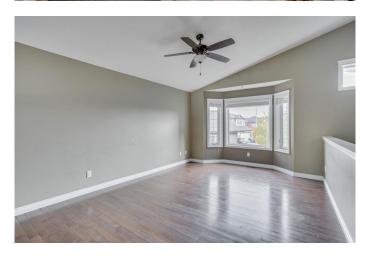
Featuring 3 spacious bedrooms and 2 full bathrooms, the thoughtfully designed floor plan provides plenty of space for families. All bedrooms are finished with soft, comfortable carpeting, creating a warm and cozy atmosphere, perfect for rest and relaxation. The primary bedroom, located above the garage for added privacy, boasts a luxurious ensuite with a stand-up shower, soaker tub, granite countertops, and ceramic tile flooringâ€"your own private retreat. The main living area is warm and inviting, showcasing hardwood floors, large windows

snowcasing nardwood floors, large windows that fill the space with natural light, and a cozy gas fireplaceâ€"perfect for relaxing or entertaining. The kitchen is a chef's delight, with rich dark cabinetry, black granite countertops, and a raised breakfast bar for casual dining or morning coffee.

Step outside and enjoy the outdoors on a generous 6,138 sq ft fully fenced lot, ideal for kids, pets, or future landscaping projects. A double attached heated garage and exposed aggregate driveway offer ample parking and convenience. The side entry access to the garage adds extra functionality and flexibility







for future development.

The unfinished basement offers incredible potentialâ€"add 1 or 2 more bedrooms, another bathroom, or design the ultimate recreation space to suit your lifestyle.

Whether you're upsizing, downsizing, or investing, this home has it allâ€"location, space, and style. Don't miss your opportunity to own a beautiful home in one of Fort McMurray's most desirable family-friendly communities.

Book your private showing today!

#### Built in 2013

#### **Essential Information**

MLS® # A2265608 Price \$535,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

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Square Footage 1,691 Acres 0.14 Year Built 2013

Type Residential Sub-Type Detached

Style Modified Bi-Level

Status Active

## **Community Information**

Address 116 Macrae Place

Subdivision Parsons North
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0Z8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Heated Garage

# of Garages 2

#### Interior

Interior Features Granite Counters

Appliances None

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Unfinished, See Remarks

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Cul-De-Sac

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 17th, 2025

Days on Market 2
Zoning ND

### **Listing Details**

Listing Office ROYAL LEPAGE BENCHMARK

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