

# \$525,000 - 101 Pearson Drive, Fort McMurray

MLS® #A2199257

**\$525,000**

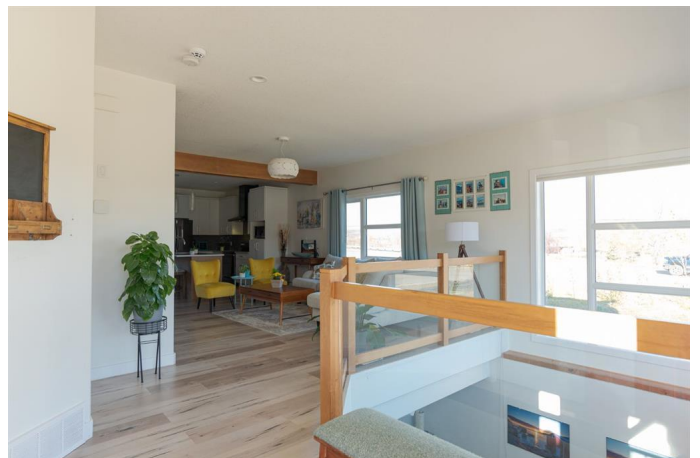
4 Bedroom, 4.00 Bathroom, 1,742 sqft

Residential on 0.08 Acres

Waterways, Fort McMurray, Alberta

Welcome to 101 Pearson Drive: The epitome of modern elegance, this fully developed home is unlike any other with its elevated design, unique floor plan and beautiful finishes - a 2016 rebuild done perfectly and tastefully located in the community of Waterways known for being quiet with parks, trails, tennis courts and sports fields and the home has scenic views from nearly every window with green space directly behind offering you a peaceful setting to call your own.

Triumph Builders did an exceptional job with this home beginning with its modern exterior design that includes large triple pane windows and its unique combination of siding colours and materials giving it curb appeal and character while sitting proudly on a spacious corner. Ample parking can be found in front of the home and low maintenance landscaping in the fenced yard cuts down on your chores list offering you more time to relax and enjoy life. The contemporary design inside the home is breathtaking with glass railings that separate the main level from the family room down below, remote control blinds on both front windows and light coloured floors that go perfectly with the white walls for an airy aesthetic. Endless natural light fills every space in the open floor plan and the modern kitchen design includes two toned flat panel cabinets, two toned quartz countertops and upgraded black stainless steel appliances. A beautiful wood beam along the ceiling separates the living room from the kitchen and



dining room where youâ€™ll find enough space for a large dining room table to gather with family, friends or host during any occasion.

The second floor of the home is where 3 generous sized bedrooms are located, the first two at the top of the stairs followed by an office/flex space, a 4 pc bathroom with white finishes and a jetted tub, the upstairs laundry in the hall and then barn doors will lead you into the dreamy primary suite. Itâ€™s here youâ€™ll want to escape to with enough space for a king size bed and a spa like ensuite bathroom complete with a dual rain shower head glass shower, a free standing tub with roman faucets and an over mounted vanity with quartz countertops. A water closet and linen closet complete the spacious ensuite, the bathroom everyone dreams of. The lower level of the home is cozy with grey carpet and a stone surround fireplace in the family room. Here youâ€™ll enjoy the sunlight from the main level above, a unique design feature making entertaining family and friends a fun experience during the holidays. An incredible sized fourth bedroom and another 4pc bathroom can also be found downstairs along with the utility/storage room and the home also comes equipped with Central A/C. A quality built home in a great community, schedule a tour today.

Built in 2017

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2199257  |
| Price          | \$525,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,742     |

|            |             |
|------------|-------------|
| Acres      | 0.08        |
| Year Built | 2017        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 101 Pearson Drive |
| Subdivision | Waterways         |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9H 4S2           |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 4                                                                   |
| Parking        | Parking Pad, Driveway, Front Drive, RV Access/Parking, Side By Side |

### Interior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Garburator, Instant Hot Water, Range Hood, Stove(s), Tankless Water Heater                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                   |
| Fireplaces        | Electric, Family Room, Stone                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Fire Pit, Private Entrance                                                                     |
| Lot Description   | Backs on to Park/Green Space, Back Yard, Corner Lot, Greenbelt, Low Maintenance Landscape, No Neighbours Behind, Views |
| Roof              | Asphalt Shingle                                                                                                        |
| Construction      | Vinyl Siding                                                                                                           |

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 30th, 2025  
Days on Market        74  
Zoning                      R1S

**Listing Details**

Listing Office            The Agency North Central Alberta

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