

# **\$554,900 - 109 Pearson Drive, Fort McMurray**

MLS® #A2217766

**\$554,900**

4 Bedroom, 4.00 Bathroom, 1,553 sqft

Residential on 0.09 Acres

Waterways, Fort McMurray, Alberta

OPEN HOUSE THIS SATURDAY MAY 10TH 12-2PM! TREE LINE! 4 BEDROOMS! 4 BATHROOMS! ATTACHED HEATED GARAGE WITH 220 POWER AND WIRED FOR CABLE! SOUND PROOF INSULATION IN WALLS! Built by Stratford Homes, this beautiful new build is located on a tree line lot in Water Ways. On the second floor you will find 3 bedrooms which includes your spacious primary bedroom that boasts a en suite bathroom, and walk in closet. Also the second floor you will also find 2 good sized spare bedrooms, 2nd floor laundry, and another full bathroom. The main floor of this home has a great open concept feel with an elegant kitchen with a pantry and a duel fuel stove. The living room is accented by 1 of 2 gas fireplaces in the home and has room for the entire family. The basement is fully developed and has a rec room with a gas fireplace, a full bathroom and the 4th bedroom. Last but not least you have direct access to the attached double car heated garage where you will find 220 power and t.v. cable hook up. All interior walls and floor joists of this home have extra insulation for sound proofing. This home backs onto the peaceful tree line and Saline Creek (SEE PICTURES). Other features include A/C, fresh paint, a fenced yard, and is located on a quiet street. Call now to book your personal showing.

Built in 2017



## Essential Information

MLS® #	A2217766
Price	\$554,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,553
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	109 Pearson Drive
Subdivision	Waterways
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4S2

## Amenities

Utilities	Electricity Available, Garbage Collection
Parking Spaces	4
Parking	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Heated Garage
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Private Yard
Lot Description	Standard Shaped Lot, Wooded
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	May 5th, 2025
Days on Market	5
Zoning	R1S

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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