

# \$749,888 - 173 Ward Crescent, Fort McMurray

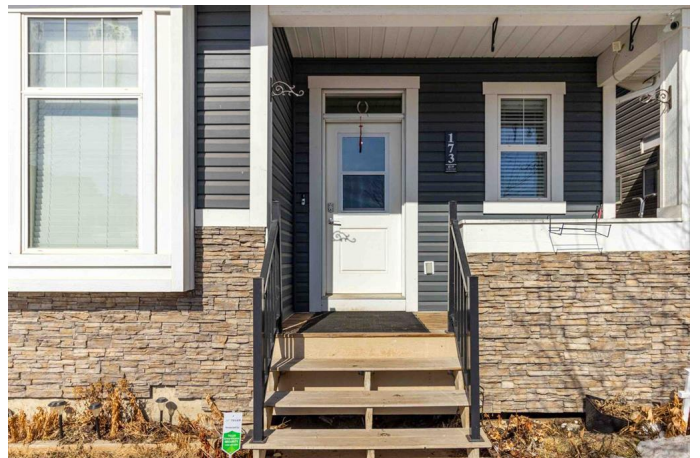
MLS® #A2207666

**\$749,888**

7 Bedroom, 5.00 Bathroom, 2,741 sqft  
Residential on 0.09 Acres

Parsons North, Fort McMurray, Alberta

WELCOME TO 173 WARD CRESCENT, THIS IS THE HOME THAT WILL PAY YOU! This is a RARE OPPORTUNITY TO OWN A HOME AND OWN A BUSINESS. 7 BEDROOMS, 5 BATHROOMS, HIGH END FINISHINGS, 9FT CEILINGS ON ALL LEVELS. Has it been a dream to own a home-based business? Currently, this house operates an RMWB-approved Daycare out of the detached living area. This government-approved daycare qualifies for an operator to have 6 children in care at one time. As this daycare is currently Alberta government approved, it creates an income for someone with a level 1 Educational assistant of up to \$9,000.00 a month. Along with this excellent business opportunity, you have a 2-bedroom legal basement suite that has been rented for 9 years, by the same excellent tenants for \$1,600 a month. This home is generating an income of \$127,000 a year. If you didn't want a day care this space can be converted back to a detached garage, or can be an amazing space to operate another home base business. Let's now talk about this 3-level home with just under 2800 sq ft of living space. Don't let the exterior fool you, this home is BIG! The grand main level features a fantastic living space with hardwood floors, a large front office, 9 ft ceilings, huge windows, a stunning kitchen with custom cabinets, quartz countertops, and a large island with a breakfast bar. This level continues with a large dining area and great room with a feature wall



that is tiled and includes a gas fireplace. This level is complete with a main floor laundry room. The 2nd level of this home offers 3 bedrooms and 2 bathrooms. The Primary bedroom on this level offers a massive walk-in closet that will be every girls dream space. In addition, this bedroom has a 5 pc ensuite with quartz countertops, tiled floors, and large soaker tub. The 3rd upper loft level has 2 more bedrooms, a 4 pc bathroom, and a bonus room area. The fully developed lower level is your 2-bedroom legal suite with a separate entrance. The suite continues with the 9-foot ceilings, great kitchen and family room, 2 bedrooms, one offering double closets, and a full bathroom and in-suite laundry room. This home not only offers great opportunity, it is complete with central a/c and central vac, and the exterior features a fully fenced and landscaped yard, 3 car parking on the back, and is located in Parsons North, in walking distance to schools, parks and more. Call today for more details on this rare opportunity.

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207666    |
| Price          | \$749,888   |
| Bedrooms       | 7           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,741       |
| Acres          | 0.09        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 173 Ward Crescent |
| Subdivision | Parsons North     |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9K 0X6           |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

### **Interior**

|                   |                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                                                                                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                                              |
| Fireplaces        | Gas, Great Room                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                            |
| Basement          | Exterior Entry, Finished, Full                                                                                                                                                                                                 |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 211             |
| Zoning         | ND              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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