

# \$689,900 - 189 Blackburn Drive, Fort McMurray

MLS® #A2207687

**\$689,900**

5 Bedroom, 4.00 Bathroom, 1,961 sqft  
Residential on 0.09 Acres

Parsons North, Fort McMurray, Alberta

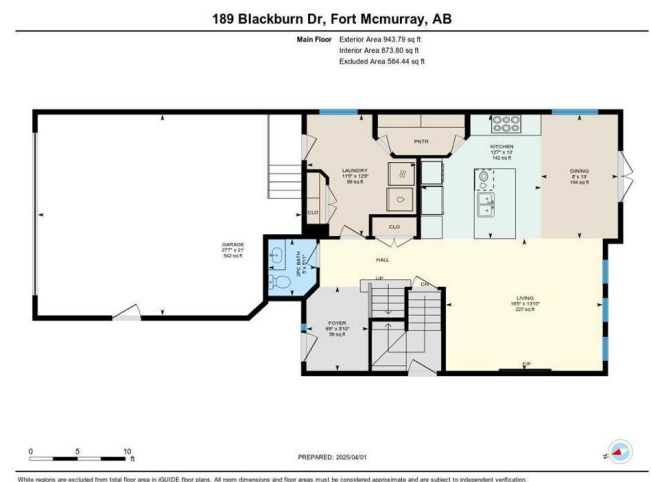
Looking for a home that helps pay the bills? This is it. This 2-storey home in Parsons North checks all the boxes—and then some. With 5 bedrooms, 3.5 bathrooms, SEPARATE ENTRANCE & a 2-bedroom legal suite, and a great layout for family living, it's made for smart buyers who want comfort and income.

Let's talk space. This home gives you 1,961 square feet to stretch out and enjoy. The lot is 4,128 square feet, giving you room to play, relax, or let the kids run around. The double attached garage means no more brushing snow off your car in the winter. Yes, please!

Step inside and you'll see what makes this home special. The main floor is open and bright. The kitchen is big and beautiful with quartz countertops, a gas cooktop, a wall oven and microwave, and a huge island where everyone can gather. The best part? A walk-through pantry that leads to a big mudroom with main floor laundry. No more mess at the front door!

The living room has hardwood floors, large windows, and a gas fireplace that makes it feel warm and cozy. The dining area is part of the great room, so you're never far from the action. This layout makes it easy to cook, chat, and keep an eye on everything all at once.

Upstairs, the primary bedroom is a quiet place



just for you. Open the French doors and step into a space that feels calm and peaceful. There are big windows that look out to green space—no neighbours behind! The walk-in closet is big enough for two, and the ensuite has everything you need: double sinks, a jetted sunken tub, a separate shower, and even a private toilet room.

The other bedrooms are just the right size for kids, guests, or even a home office. There's also a bonus rec room upstairs—great for movie nights, toys, or a quiet reading corner. One even has a walk in closet too!

Now let's talk about the legal suite downstairs. This 2-bedroom suite is a total win. It has its own full kitchen, laundry, bathroom, and separate entrance. The current renters are tidy and respectful. Whether you want to rent it out or use it for family, this space gives you options and income.

Outside, the backyard is low-maintenance and backs onto peaceful green space. There's room for a trampoline, and you won't have to mow for hours. The front yard is neat and welcoming too.

The sellers love being close to schools, parks, shopping, and transit. They say the layout of the main floor and the giant pantry are their favourite things—and we can see why!

This home solves a lot of problems. Need more space? Got it. Want rental income? Done. Looking for a great neighbourhood near schools? You're there.

Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207687    |
| Price          | \$689,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,961       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 189 Blackburn Drive |
| Subdivision | Parsons North       |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K 0Z8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), French Door, Jetted Tub, Sump Pump(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Stove(s), Washer/Dryer, Built-In Oven, Window Coverings              |

|                 |                                       |
|-----------------|---------------------------------------|
| Heating         | Forced Air                            |
| Cooling         | Central Air                           |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Gas                                   |
| Has Basement    | Yes                                   |
| Basement        | Finished, Full, Exterior Entry, Suite |

## Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Greenbelt, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                                                             |
| Construction      | Vinyl Siding, Wood Frame                                                                                                    |
| Foundation        | Poured Concrete                                                                                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 77              |
| Zoning         | ND              |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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