

# \$599,900 - 209 Collicott Drive, Fort McMurray

MLS® #A2221000

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,732 sqft

Residential on 0.12 Acres

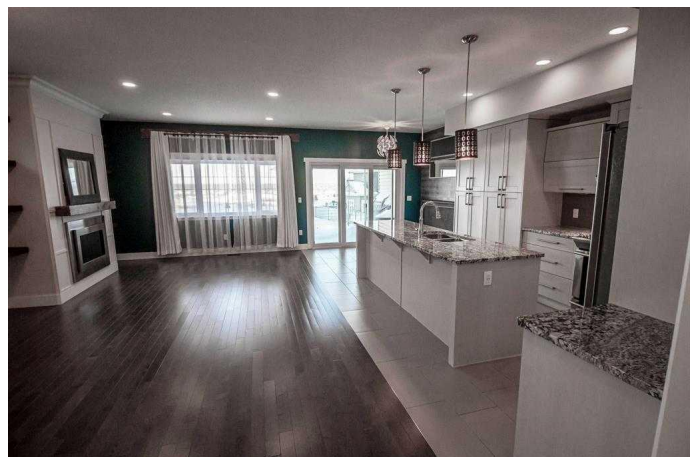
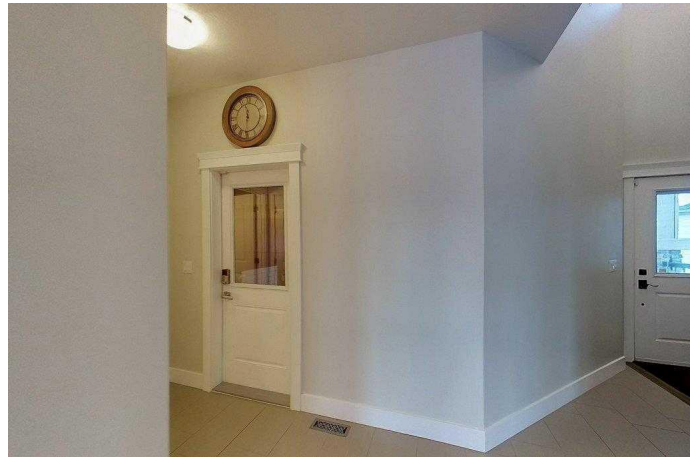
Parsons North, Fort McMurray, Alberta

Welcome to 209 Collicott Drive, tucked into the brand-new Parsons North/Heritage Drive neighbourhood. Ready to be impressed? This four-bed, four-bath beauty (with a fully legal basement suite) sits on one of the largest pie-shaped lots on the street—and it shows.

Pull into your double-car garage—decked out with overhead storage, hardwood and rubberized floors, a heater, TV hookup, even a chandelier (yes, really)—then step through the man-door straight into home comfort. Hands down one of my favourite surprises: built-in shelving flanks your double-wide entry closet, and soaring 12-foot ceilings meet rich, natural-wood accents in the adjacent powder room.

Hardwood and tile flow seamlessly through the open-concept main and upper levels, leading you to a living room drenched in light from clerestory windows and warmed by a gas fireplace with custom mantle and shelving. Your “dream kitchen” awaits just ahead: cream-coloured, soft-close cabinetry (pantry included), stainless appliances, quartz counters, pendulum lighting, a gas range with convection oven, wine fridge, under-cabinet lighting, and an oversized island with deep sink.

Upstairs, two generously sized bedrooms each come with a TV hookup, fireplace, Murphy bed, bespoke bookcase, and custom-shelved



closet. A loft space (perfect for quiet reading or a home-office nook), giant storage closet, laundry room, and a spa-inspired four-piece bath with rain-shower complete this level. And yes—the primary suite boasts its own fireplace, five-piece ensuite (jetted tub, rain-shower, dual vanity), and walk-in closet.

Off the kitchen, slide open to the dining room’s balcony, which overlooks your expansive greenspace and pie-shaped yard. BBQ hookup, sturdy patio set, and under-deck storage (both open and enclosed, the latter ideal as a playhouse) mean this outdoor space works year-round. A charming tiered deck trail leads down to the basement’s private entrance, surrounded by mature trees (including Swedish aspen), shrubs, and an arbor that feels like a secret garden.

Inside the legal suite, mid-landing shelves invite your houseplants, while the open living-dining-kitchen area (complete with stainless double oven and full-size fridge) offers modern laminate and tile underfoot. The bedroom’s built-in-shelved closet, four-piece bath with rain-shower, in-suite laundry, and extra storage make for comfortable, low-maintenance living. Bonus: the utility room features a water-softener, in-floor heating, on-demand hot water, and more—amenities even the main house would envy.

Every corner of this home has been carefully crafted for quality and style. Curious to see if it lives up to the hype? Let’s book your showing today—and prepare to fall in love.

Built in 2014

## Essential Information

MLS® #

A2221000

Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,732
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	209 Collicott Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W9

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Sump Pump(s), Walk-In Closet(s), Beamed Ceilings, Natural Woodwork, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Convection Oven, Double Oven, Gas Range, See Remarks, Wine Refrigerator
Heating	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	4
Fireplaces	Electric, Gas, Living Room, Bedroom, Master Bedroom
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Storage, BBQ gas line, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, No Neighbours Behind, See Remarks, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	31
Zoning	ND

## Listing Details

Listing Office	People 1st Realty
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