

# \$669,900 - 137 Pearson Drive, Fort McMurray

MLS® #A2266898

**\$669,900**

3 Bedroom, 3.00 Bathroom, 2,178 sqft  
Residential on 0.10 Acres

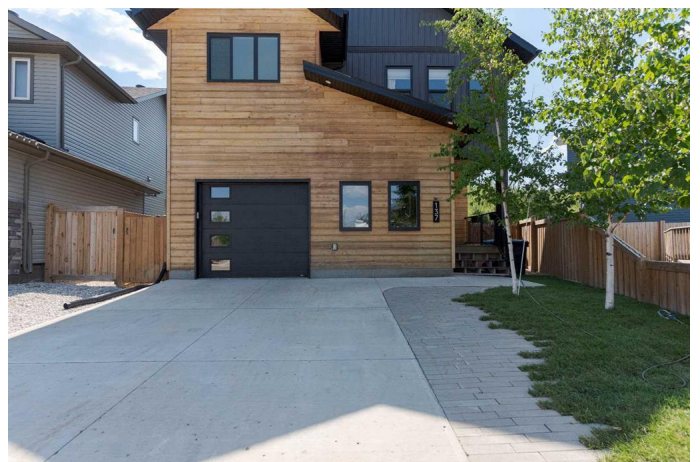
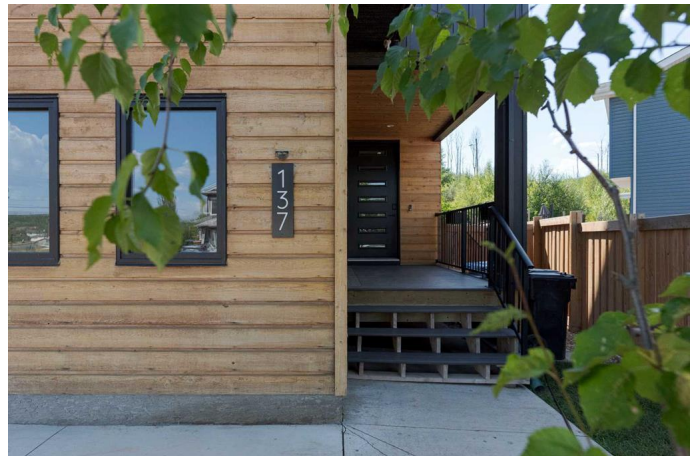
Waterways, Fort McMurray, Alberta

The most recognizable home on Pearson Drive is finally up for grabs, and trust me, it's just as stunning on the inside as that bold black-and-cedar exterior suggests. And don't be fooled this home is much larger and more spacious than you may think from first glance...even the attached garage is a spacious 22 x 21.5

Step through the covered breezeway (yes, a breezeway) into a thoughtful entry with custom storage that actually makes you want to stay organized. From there, things only get better: a dreamy black and walnut kitchen with a soapstone island so big it might need its own postal code, subway tile for days, and a tucked-away pantry that hides your microwave and your secrets.

The vaulted living room is pure drama, in a good way. Floor to ceiling windows, a cozy wood stove, and motorized blinds that make it feel a little like a James Bond hideout. Upstairs, the walnut hardwood continues (because of course it does), and the primary suite? A spa-like escape with a clawfoot tub and a custom closet that actually fits your wardrobe.

Outside, the professionally landscaped yard is its own little paradise...herringbone brick, twinkly built-in lighting, privacy fencing, and a gas BBQ ready for your summer parties. The garage is tricked out too (hello shop goals),



but hey, you could still park in it. If you must.

This one of a kind home is the perfect blend of modern design, warmth, and serious craftsmanship. Itâ€™s not just impressive; itâ€™s unforgettable. Come see why. ( Key highlights: 4X10 Soapstone Kitchen Island with 2x4 Walnut Extension. Custom Kitchen by Aya Kitchens. Solid Oak Vanities. Fireclay backsplash in the bathrooms. Home has gates on both sides and the garage is heated with 240 plug and is a full 22 X 21.5 Lots of room to park but also have toys and a work bench, upper storage and roof racks are also being left behind!)

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2266898    |
| Price          | \$669,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,178       |
| Acres          | 0.10        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 137 Pearson Drive |
| Subdivision | Waterways         |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9H 4S4           |

## Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 3                                                                        |
| Parking        | Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached |
| # of Garages   | 2                                                                        |

## Interior

|                   |                                                                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Bookcases, Natural Woodwork |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Range, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked                                                                                                               |
| Heating           | High Efficiency, Forced Air, Natural Gas, In Floor Roughed-In, Wood Stove                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                                                  |
| Fireplaces        | Wood Burning Stove, Free Standing, Great Room, See Remarks                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                                |
| Basement          | Full                                                                                                                                                                                                                               |

## Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Fire Pit, Garden, Private Yard                                                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, See Remarks |
| Roof              | Asphalt                                                                                                                                |
| Construction      | Mixed                                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                        |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 5                  |
| Zoning         | R1S                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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