

\$513,900 - 104 Collicott Drive, Fort McMurray

MLS® #A2266073

\$513,900

5 Bedroom, 4.00 Bathroom, 1,490 sqft
Residential on 0.08 Acres

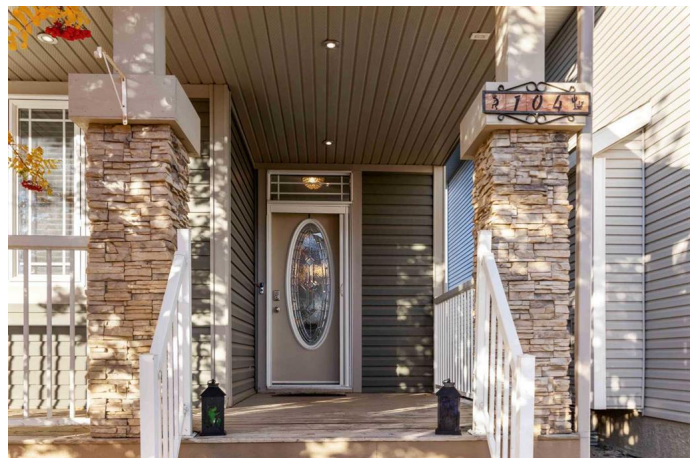
Parsons North, Fort McMurray, Alberta

Welcome to this warm and inviting two-storey home in Parsons North - a beautifully maintained property that perfectly blends modern comfort, practical design, and cozy living.

Step inside and immediately feel at home with the open-concept main floor and 9 ft ceilings that create an airy, welcoming feel. Morning sun streams in through the front windows, filling the space with natural light, while the living room's gas fireplace adds just the right touch of warmth, making it a cozy place to unwind at the end of the day. The kitchen is both stylish and functional, featuring stainless steel appliances, a pantry, and plenty of counter space. There's room for both a dining table and bar stools at the counter - perfect for family dinners, morning coffee, or casual get-togethers with friends. Thoughtfully positioned, the main floor laundry adds convenience while complementing the open, welcoming layout.

Upstairs, you'll find three comfortable bedrooms and two full bathrooms, including a peaceful primary suite with a 4-piece ensuite featuring a jetted tub and a walk-in closet - a perfect little retreat after a long day.

The fully developed basement offers even more flexibility with a legal suite that's bright, open, and inviting. With two bedrooms, a 4-piece bath, open-concept kitchen and living space, separate laundry, and in-floor



heat, it's ideal for extended family, guests, or rental income.

Additional highlights include air conditioning, central vac, and a fully fenced backyard designed for easy living - the backyard is bathed in the warm glow of afternoon and evening sun, while tile, deck space, and faux grass make it both low-maintenance and pet-friendly. The 16x20 heated shed with overhead door offers extra storage or workspace and easy access for quads or outdoor gear. You'll also appreciate three rear parking stalls with alley access, ensuring you'll never have to worry about parking.

Tucked away in a friendly, family-oriented neighbourhood, you'll love being close to parks, playgrounds, a skate park, a water spray park, and schools. The area is also conveniently near the future Walmart Supercentre and new shopping development - this home is tucked away from the hustle and bustle, yet close enough for ultimate convenience.

Thoughtfully designed and full of warmth, this exceptional find in Parsons North offers the perfect mix of modern features and relaxed elegance - modern and move-in ready, waiting for you to call it home.

Built in 2013

Essential Information

MLS® #	A2266073
Price	\$513,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,490
Acres	0.08

Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	104 Collicott Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W8

Amenities

Parking Spaces	3
Parking	Parking Pad, See Remarks

Interior

Interior Features	Central Vacuum, High Ceilings, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	2
Zoning	ND

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.