

\$459,900 - 132 Callen Drive, Fort McMurray

MLS® #A2202138

\$459,900

4 Bedroom, 4.00 Bathroom, 1,371 sqft
Residential on 0.06 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 132 Callen Drive, Raising the standard for quality affordable living. 1 **BEDROOM SEPARATE ENTRANCE SUITE!** Double heated detached garage with epoxy flooring and cleaning cabinets! A hard wired surveillance system scaling the entire property with 1 terabyte of storage and **NO SUBSCRIPTION FEE!!** When you step in the door of this modern open plan duplex you are welcomed by the heated tile flooring, a fresh inviting colour scheme for entertaining guests, or relaxing and enjoying your downtime in front of the fireplace. The modern kitchen boasts stainless steel appliances featuring a gas stove and **BRAND NEW** marble countertops. Just past the kitchen you will find a 2 piece main floor bath and a flex room that can be used as an office or kids playroom. Out on the expansive deck you will enjoy the long summer evenings, BBQing, entertaining, enjoying the quiet as the privacy wall between you and your neighbour gives the feel of being away from any hustle and bustle. On the second floor with **BRAND NEW, FRESHLY LAID CARPET**, you will find a laundry closet with front load washer and dryer, as well as a small bonus nook for any extra room you may need. Finishing off the second floor are 3 bedrooms and 2 baths, with the primary bedroom having its own 4 pc ensuite. The lower level features a 1 bedroom suite with kitchenette. The current renter is a commuter and a good tenant for the past 6 year and would like to stay if you choose to continue



using the space for a rental. Come check this astonishing property before it's too late !!

Built in 2012

Essential Information

MLS® #	A2202138
Price	\$459,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,371
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	132 Callen Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0Y2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Gas Oven, Gas Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Suite, See Remarks

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	UE

Listing Details

Listing Office	EXP REALTY
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