

**109 PEARSON Drive  
Fort McMurray, Alberta**

**MLS # A2217766**



**\$554,900**

<b>Division:</b>	Waterways		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,573 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot, Wooded		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Garbage Collection
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, A/C Unit, all window coverings, Gazebo, garage heater, garage cabinets,

**TREE LINE! 4 BEDROOMS! 4 BATHROOMS! ATTACHED HEATED GARAGE WITH 220 POWER AND WIRED FOR CABLE! SOUND PROOF INSULATION IN WALLS!** Built by Stratford Homes, this beautiful new build is located on a tree line lot in Water Ways. On the second floor you will find 3 bedrooms which includes your spacious primary bedroom that boasts a en suite bathroom, and walk in closet. Also the second floor you will also find 2 good sized spare bedrooms, 2nd floor laundry, and another full bathroom. The main floor of this home has a great open concept feel with an elegant kitchen with a pantry and a duel fuel stove. The living room is accented by 1 of 2 gas fireplaces in the home and has room for the entire family. The basement is fully developed and has a rec room with a gas fireplace, a full bathroom and the 4th bedroom. Last but not least you have direct access to the attached double car heated garage where you will find 220 power and t.v. cable hook up. All interior walls and floor joists of this home have extra insulation for sound proofing. This home backs onto the peaceful tree line and Saline Creek (SEE PICTURES). Other features include A/C, fresh paint, a fenced yard, and is located on a quiet street. Call now to book your personal showing.