

# \$470,888 - 160 Chalifour Street, Fort McMurray

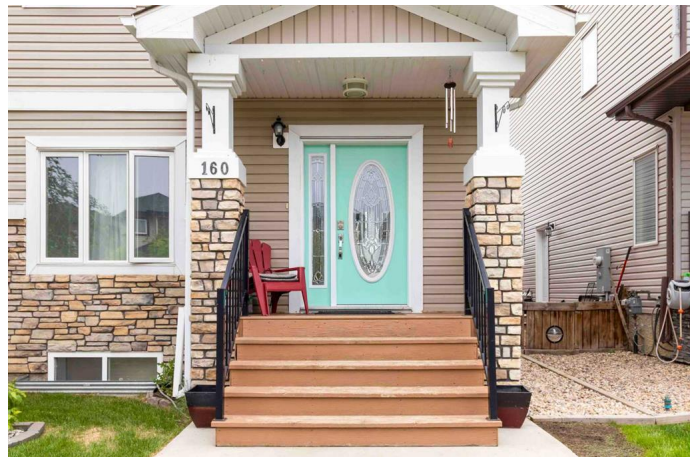
MLS® #A2226793

**\$470,888**

4 Bedroom, 4.00 Bathroom, 1,654 sqft  
Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

CHECK OUT THIS OPPORTUNITY IN NORTH PARSONS. BONUS ROOM, DETACHED GARAGE, HARDWOOD FLOORS, GRANITE COUNTERTOPS, TILE FLOORS, AND A 1 BEDROOM LEGAL SUITE. This spectacular build has beautiful finishings top to bottom and not only offers just under 1700 sq ft of living space on the main and upper level, but it has a desirable legal suite that has an amazing layout with just under 800 sq ft. Step inside this top-end duplex featuring a large front great room with 9 ft ceilings, hardwood floors, gas fireplace, and more. The stunning kitchen offers bright white cabinets that run to the ceiling, granite countertops, large island and a corner pantry, and a gas stove, all surrounded with tile floors, plus a large dining room, and gorgeous light fixtures. To complete this space, you have a garden door leading to your large deck with a built-in gazebo and fully landscaped yard. The main level is complete with a 2-pc powder room and a main floor laundry room. The upper level offers a bonus room and the continued 9 ft ceilings. Plus 3 generously sized bedrooms and 2 full bathrooms. The Primary bedroom features a walk-in closet and a full 4 pc bathroom with tile floors and tile surround in the tub. The fully finished legal suite is an excellent mortgage helper. This space has been perfectly designed with 9 ft ceilings and large above-ground windows, making this space naturally bright. The living space in this suite offers an open concept with large living



room, another bright white kitchen, wrap-around island, stainless steel appliances, large dining room and one bedroom, and full bathroom plus in suite laundry room. This home stands above the rest of the space, finishings and location. Other must-haves include central a/c, a fully fenced & landscaped yard, detached heated garage, and within walking distance to 2 elementary schools, walking trails and quick access to all sites, and bus stops. Call today for your personal tour today!

Built in 2014

### Essential Information

MLS® #	A2226793
Price	\$470,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,654
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	160 Chalifour Street
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W9

### Amenities

Parking Spaces	1
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Parking	Garage Door Opener, Heated Garage, Insulated, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	9
Zoning	ND

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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