

# \$439,900 - 217 Callen Drive, Fort McMurray

MLS® #A2217243

**\$439,900**

4 Bedroom, 4.00 Bathroom, 1,522 sqft  
Residential on 0.07 Acres

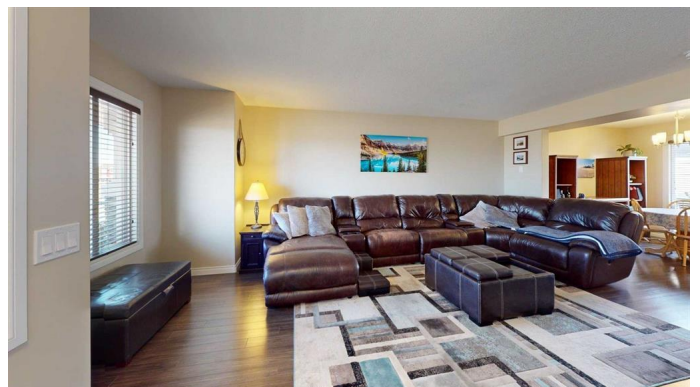
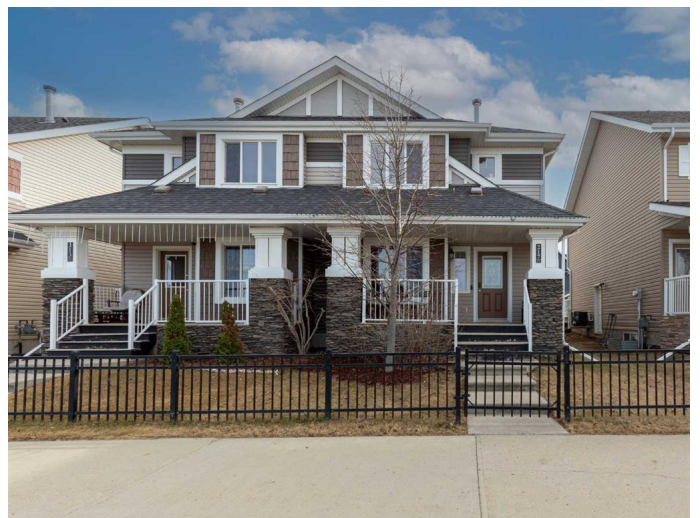
Parsons North, Fort McMurray, Alberta

Spacious & Versatile Family Home with Thoughtful Upgrades. This 3+1 bedroom, 3.5 bathroom home offers both comfort and functionality for modern family living. Step into the bright and inviting living room, filled with natural light and gas fire place, and flow into the eat-in kitchen, perfect for family meals or entertaining. The kitchen boasts ample cabinet space, eat-up counter, and stainless steel appliances including a stove, microwave, and dishwasher—all under 5 years old.

Upstairs, discover a cozy nook on the second floor, ideal for a home office, reading corner, or children's play area. The primary bedroom offers a 4 piece en-suite and walk-in closet. Down the hall you will find 2 more bedrooms, 4 piece bathroom and laundry closet. The fully developed basement with separate entrance, features dry core subfloor, a spacious family room prepped for a wet bar, and a luxurious bathroom with a jetted tub and in-floor heating—the perfect retreat. A new hot water tank (2020) adds peace of mind.

Enjoy summer comfort with central air conditioning, and year-round convenience with central vacuum, a water softener, and covered front deck and back deck. The fenced backyard includes back alley access with a parking pad.

This property combines cozy character with smart upgrades and space to grow. Don't miss your chance to call it home! Title insurance in lieu of a real property report.



Built in 2012

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2217243               |
| Price          | \$439,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,522                  |
| Acres          | 0.07                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 2 Storey |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 217 Callen Drive |
| Subdivision | Parsons North    |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9K 0X7          |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Separate Entrance, Walk-In Closet(s) |
| Appliances        | See Remarks                          |
| Heating           | Natural Gas, Floor Furnace, In Floor |
| Cooling           | Central Air                          |
| Fireplace         | Yes                                  |
| # of Fireplaces   | 1                                    |
| Fireplaces        | Gas                                  |
| Has Basement      | Yes                                  |
| Basement          | Exterior Entry, Full                 |

**Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Rain Gutters, Storage              |
| Lot Description   | Back Yard                          |
| Roof              | Shingle                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 117              |
| Zoning         | ND               |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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