

\$454,900 - 108 Blackburn Drive, Fort McMurray

MLS® #A2239919

\$454,900

4 Bedroom, 4.00 Bathroom, 1,587 sqft

Residential on 0.08 Acres

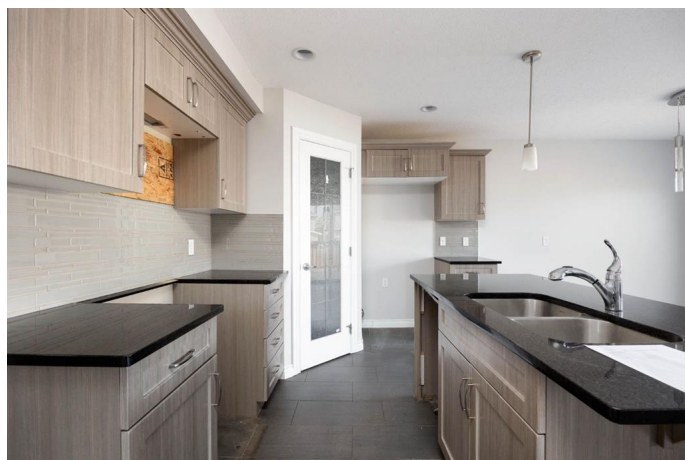
Parsons North, Fort McMurray, Alberta

Welcome to 108 Blackburn Drive! This duplex has NO CONDO FEES and is perfect for a first time home owner or investors. Featuring 3 bedrooms and BONUS ROOM upstairs, 1 bedroom BASEMENT SUITE and a double attached garage. On the main floor you are welcome with an open concept kitchen, dining and living room with laminate and tile flooring and a gas fireplace. The kitchen features quartz counter tops, eat up island and a walk through corner pantry leading to the back mudroom and attached garage. The dining nook has patio doors that lead to a raised deck and fully fenced yard, perfect for kids and pets. The second level has a BONUS ROOM, 3 bedrooms, a 4PC bathroom, a laundry room and a primary bedroom with a walk in closet and 4 PC ensuite bathroom. The separate side entrance leads to a 1 bedroom self contained suite with a kitchenette, living room, 4PC bathroom and separate laundry. There is no shortage of parking with an attached double car garage with a double car driveway. SOLD AS IS WHERE IS

Built in 2013

Essential Information

MLS® #	A2239919
Price	\$454,900
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,587
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	108 Blackburn Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2X9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	7
Zoning	ND

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

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.