

\$449,900 - 173 Chalifour Street, Fort McMurray

MLS® #A2254892

\$449,900

5 Bedroom, 4.00 Bathroom, 1,642 sqft

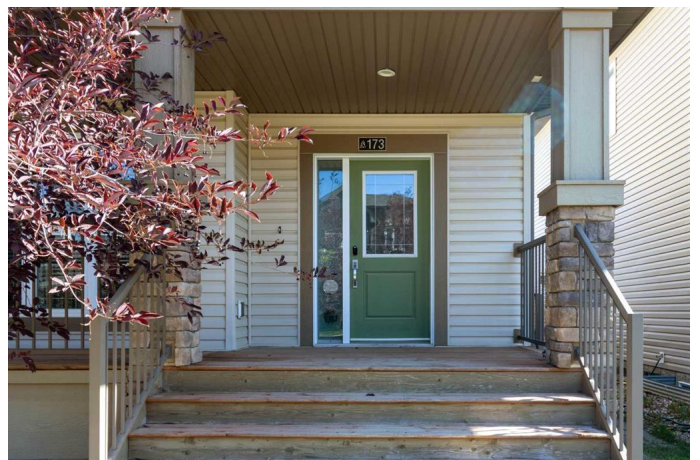
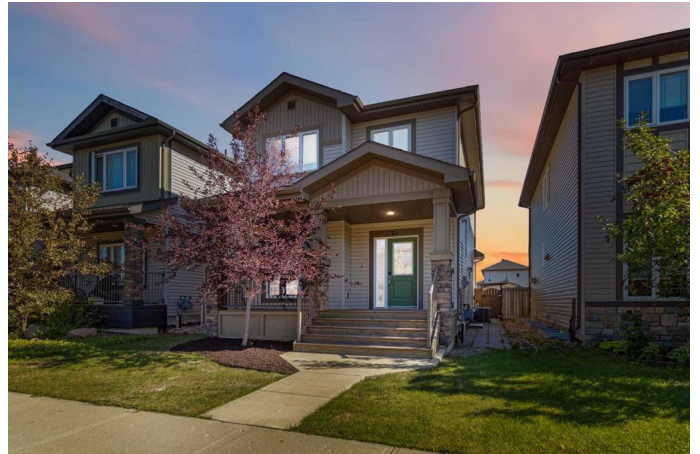
Residential on 0.08 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 173 Chalifour Street in the heart of Fort McMurray's sought-after Parsons North! This beautifully maintained home offers the perfect blend of modern style and functional design, ideal for families or investors alike. Step inside to a bright and spacious main floor featuring an open-concept layout with large windows, a cozy living room, and a chef-inspired kitchen with stainless steel appliances, contemporary cabinetry and a large breakfast bar island – perfect for entertaining. A tidy mud room off of the main living area provides access to the ample-sized deck and fully fenced backyard.

Upstairs, you'll find three generously sized bedrooms, each with convenient built-in closet organizers, including a luxurious primary suite with a spacious walk-in closet and 5-pc ensuite bath. An additional 4-piece bathroom and convenient laundry complete the upper level. A separate exterior entrance leads to the fully developed and isolated 2-bedroom legal suite equipped with a full kitchen, living room and in-floor heating.

Located just minutes from schools, parks, trails, and all amenities, this move-in-ready home is a fantastic opportunity to live in one of Fort McMurray's most family-friendly communities. Don't miss your chance to make it yours – book your private showing today!



Built in 2014

Essential Information

MLS® #	A2254892
Price	\$449,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,642
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	173 Chalifour Street
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W9

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	11
Zoning	ND

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.