

# \$679,900 - 204 Dafoe Way, Fort McMurray

MLS® #A2258279

**\$679,900**

4 Bedroom, 4.00 Bathroom, 1,783 sqft

Residential on 0.11 Acres

Parsons North, Fort McMurray, Alberta

Backing Onto Trees | Immaculate & Move-In Ready!

Welcome to 204 Dafoe Way – a beautifully designed, 1,783 sq. ft. two-storey home nestled in one of the most sought-after neighbourhoods. Built in 2017, this 4-bedroom, 3.5-bath home offers timeless style, modern functionality, and backs directly onto a tranquil tree line – your own private escape.

Inspired by the warm, bright, and elegant aesthetic of Jillian Harris, this home features a clean, modern palette with high-end finishes throughout. From the moment you enter, you're welcomed into a sun-drenched open-concept main floor with expansive windows and durable laminate flooring.

The chef-inspired kitchen is the true heart of the home – showcasing crisp white cabinetry with soft-close drawers and sleek silver hardware, granite countertops, a glass tile backsplash, built-in oven, built-in microwave, gas range with stainless steel hood fan, and a large centre island with eat-up breakfast bar. Whether you're entertaining or enjoying quiet family dinners, the bright adjoining dining space offers the perfect setting.

Step outside through sliding doors to a fully fenced, meticulously manicured backyard complete with a spacious deck – ideal for relaxing or hosting, all while enjoying views of the lush trees behind.

The main floor also includes a stylish 2-piece powder room with granite countertops and ceramic tile floors, as well as a generous



laundry/mudroom with built-in storage (8'6" x 7'3").

Cozy up during cold winter nights in the inviting living room, featuring a custom gas fireplace with elegant stone surround and a rustic wood mantel adding warmth and charm to the space.

Upstairs, you'll find three spacious bedrooms, a bonus room (13'8" x 16'7"), and two full bathrooms. The luxurious primary suite offers a serene retreat with a large walk-in closet (built-in shelving) and a spa-inspired ensuite boasting dual sinks, a stand-up tiled shower with rain head and built-in bench, and views of the treed backyard from two large windows.

The fully developed basement features a separate entrance and is perfect for guests or additional family living, offering a large recreation room, a fourth bedroom, and a modern 3-piece bathroom.

Additional features include: Heated Double Attached Garage, Central air conditioning, Custom window coverings, Driveway parking, Quiet location backing onto greenspace

This impeccably maintained home is the perfect blend of style, function, and location and it won't last long! Call or text today to schedule your private tour of this stunning home at 204 Dafoe Way!

Built in 2017

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2258279  |
| Price          | \$679,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,783     |
| Acres          | 0.11      |

|            |             |
|------------|-------------|
| Year Built | 2017        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 204 Dafoe Way |
| Subdivision | Parsons North |
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9K 2X6       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, Open Floorplan, See Remarks, Walk-In Closet(s)                    |
| Appliances        | Built-In Gas Range, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | Central Air                                                                                       |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas                                                                                               |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Back Yard, Few Trees, Greenbelt    |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 3                    |
| Zoning         | ND                   |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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