



173 Ward Crescent , Fort McMurray, Alberta - \$749,888



Main Photo

Property Description

WELCOME TO 173 WARD CRESCENT, THIS IS THE HOME THAT WILL PAY YOU! This is a RARE OPPORTUNITY TO OWN A HOME AND OWN A BUSINESS. 7 BEDROOMS, 5 BATHROOMS, HIGH END FINISHINGS, 9FT CEILINGS ON ALL LEVELS. Has it been a dream to own a home-based business? Currently, this house operates an RMWB-approved Daycare out of the detached living area. This government-approved daycare qualifies for an operator to have 6 children in care at one time. As this daycare is currently Alberta government approved, it creates an income for someone with a level 1 Educational assistant of up to \$9,000.00 a month. Along with this excellent business opportunity, you have a 2-bedroom legal basement suite that has been rented for 9 years, by the same excellent tenants for \$1,600 a month. This home is generating an income of \$127,000 a year. If you didn't want a day care this space can be converted back to a detached garage, or can be an amazing space to operate another home base business. Let's now talk about this 3-level home with just under 2800 sq ft of living space. Don't let the exterior fool you, this home



is BIG! The grand main level features a fantastic living space with hardwood floors, a large front office, 9 ft ceilings, huge windows, a stunning kitchen with custom cabinets, quartz countertops, and a large island with a breakfast bar. This level continues with a large dining area and great room with a feature wall that is tiled and includes a gas fireplace. This level is complete with a main floor laundry room. The 2nd level of this home offers 3 bedrooms and 2 bathrooms. The Primary bedroom on this level offers a massive walk-in closet that will be every girls dream space. In addition, this bedroom has a 5 pc ensuite with quartz countertops, tiled floors, and large soaker tub. The 3rd upper loft level has 2 more bedrooms, a 4 pc bathroom, and a bonus room area. The fully developed lower level is your 2-bedroom legal suite with a separate entrance. The suite continues with the 9-foot ceilings, great kitchen and family room, 2 bedrooms, one offering double closets, and a full bathroom and in-suite laundry room. This home not only offers great opportunity, it is complete with central a/c and central vac, and the exterior features a fully fenced and landscaped yard, 3 car parking on the back, and is located in Parsons North, in walking distance to schools, parks and more. Call today for more details on this rare opportunity.

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