



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



Main Photo

### Property Description

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!

## REALTOR Referral

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