

# \$789,900 - 289 Blackburn Drive, Fort McMurray

MLS® #A2268988

**\$789,900**

7 Bedroom, 5.00 Bathroom, 2,612 sqft

Residential on 0.10 Acres

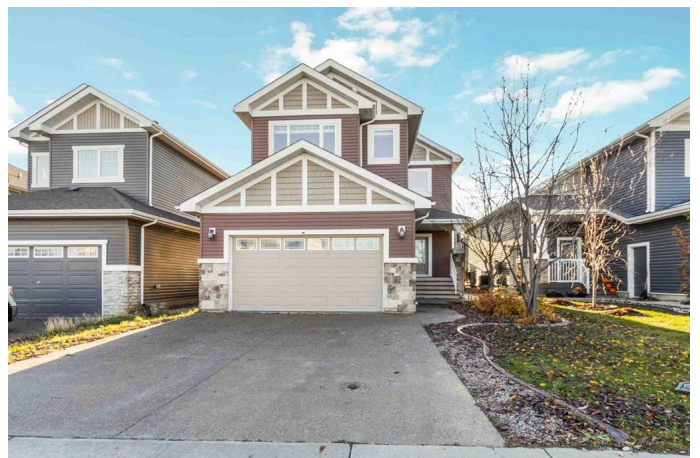
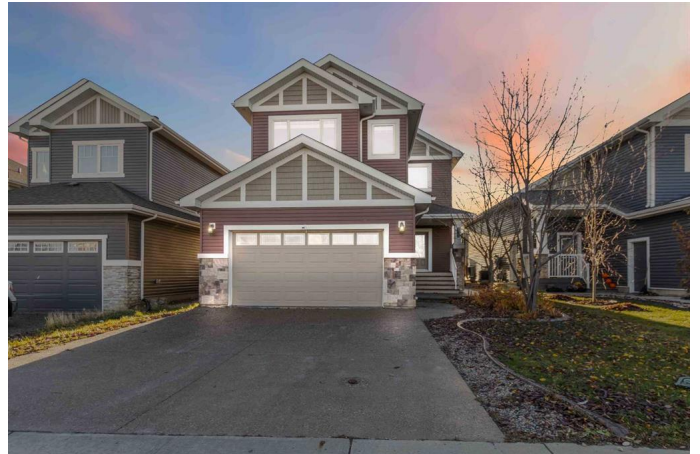
Parsons North, Fort McMurray, Alberta

ARE YOU LOOKING FOR A HOME THAT BACKS ONTO GREEN SPACE? NEED A 1-BEDROOM LEGAL SUITE + Private Studio Space? OR A MAIN FLOOR ROOM WITH A FULL BATH? With over 3,700 SQFT of total living space, welcome to 289 Blackburn Drive! Custom built and lovingly maintained by its original owners, this beautifully designed home offers the perfect blend of luxury, functionality, and location, situated in the desirable community of Parsons North.

The exterior stands out with a double-car driveway leading to a heated attached double garage, providing ample parking and storage. Out back, the large, fully fenced yard offers plenty of space to relax and entertain, with direct access to scenic green space for added privacy.

Step inside to a bright and open main floor featuring tile and engineered hardwood flooring throughout. The spacious living room includes a cozy natural gas fireplace and custom built-in corner cabinetry. The heart of the home, the chef-inspired kitchen - boasts granite countertops, a massive island, built-in oven and microwave, and a 5-burner professional gas stove. Adjacent to the kitchen, the dining area and living room are surrounded by windows, filling the space with natural light. This level also includes a main-floor bedroom/office and a full bathroom, perfect for guests or extended family.

Upstairs, youâ€™ll find a spacious room that



can serve as a bonus or family room, perfect for movie nights or a kids’s play area. In addition, three spacious bedrooms, including a private primary suite with a 5-piece ensuite featuring dual vanities, a jetted tub, glass shower, and a MASSIVE walk-in closet. The other two bedrooms are generously sized and share a stylish 4-piece bathroom. You’ll also appreciate the convenience of an upstairs laundry room, perfectly situated near all the bedrooms.

The fully developed basement with separate entrance includes a 1-bedroom legal suite complete with a kitchen, living room, and full bath, ideal for rental income or extended family. Additionally, there’s a private studio space with its own kitchenette and full bathroom, offering flexible living options for multi-generational families or tenants.

Other highlights include central air conditioning for year-round comfort, and a location that’s hard to beat and close to schools, parks, trails, and future shopping amenities such as super Walmart. Whether you’re looking for multi-generational living, a mortgage helper, or simply a luxurious family home, 289 Blackburn Drive offers it all in one impressive package. Call today to schedule your private viewing and start your journey toward your dream home!

Built in 2014

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2268988  |
| Price      | \$789,900 |
| Bedrooms   | 7         |
| Bathrooms  | 5.00      |
| Full Baths | 5         |

|                |             |
|----------------|-------------|
| Square Footage | 2,612       |
| Acres          | 0.10        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 289 Blackburn Drive |
| Subdivision | Parsons North       |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K0X8              |

### Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad |
| # of Garages   | 2                                                                                                    |

### Interior

|                   |                                                                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wired for Sound, Sump Pump(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Washer/Dryer, Window Coverings, Built-In Gas Range                                                                      |
| Heating           | Forced Air                                                                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                                 |
| Basement          | Full                                                                                                                                                                                                                                |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

|                 |                                                                                             |
|-----------------|---------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Private, Cleared |
| Roof            | Asphalt Shingle                                                                             |
| Construction    | Vinyl Siding, Wood Frame                                                                    |
| Foundation      | Poured Concrete                                                                             |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 14                 |
| Zoning         | ND                 |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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