

141 Pearson Drive  
Fort McMurray, Alberta

MLS # A2283985

**\$565,000**



<b>Division:</b>	Waterways		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,487 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Ins		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Greenbelt, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Garbage Collection, Hi
<b>Features:</b>	Breakfast Bar, Closet Organizers, Pantry, Quartz Counters, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** TV Mounts/Brackets, Blinds, Basement Beverage Fridge, Stand-up Freezer, Central Air Conditioner, Garage Heater, Shed

Welcome to this beautifully rebuilt home by Rochelle Homes, located at 141 Pearson Drive on a quiet street and backing onto a peaceful treeline. This property offers thoughtfully designed living space with a layout that balances style, comfort, and functionality. From the moment you step inside, you are greeted by an impressive 18-foot ceiling in the front entry and a striking staircase that immediately sets the tone. The main floor features a bright, open-concept design with neutral finishes, laminate flooring, and an abundance of natural light throughout. The living room is warm and inviting with a corner gas fireplace, while the kitchen is both stylish and functional, offering ceiling-height white cabinetry, quartz countertops, stainless steel appliances, metallic backsplash, under-cabinet lighting, a corner pantry, and an eat-up breakfast bar. A separate dining nook showcases oversized windows that capture beautiful west-facing sunlight. Upstairs, you will find three well-sized bedrooms, two full bathrooms, and the convenience of a dedicated laundry room. The primary is a true retreat with a walk-in closet and a modern ensuite complete with quartz countertops and a stand-up shower with a rainfall showerhead. The fully developed basement continues the bright and airy feel and is ideal for entertaining, featuring a wet bar, electric fireplace, and wiring for surround sound. The basement also features a third full bathroom to complete the home. Outside, the fully fenced and landscaped yard backs onto a tranquil treeline and includes a concrete patio, natural gas BBQ hookup, and an exterior power receptacle ready for a future hot tub. The heated attached garage is fully finished, equipped with a 220-amp plug, and complemented by parking for up to three vehicles on the driveway. For added peace of mind, THIS PROPERTY IS NOT LOCATED ON THE FLOODWAY. This home

offers quality craftsmanship, modern finishes, and a setting that is increasingly hard to find. Book your private showing today.