

**141 Pearson Drive
Fort McMurray, Alberta**

MLS # A2283985

\$565,000



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

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Vinyl	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Garbage Collection, High Speed Internet
Features:	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.