

112 Pearson Drive
Fort McMurray, Alberta

MLS # A2214277



\$550,000

Division:	Waterways		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,861 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, No Neighbours Behind, V		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Garage Heater, Tanning bed as is, Surround Sound Speakers and receiver, gazebo, Overhead Screen Door.

Welcome to 112 Pearson Drive: A show-stopping two-storey home offering a beautiful blend of luxury, functionality, and style—all nestled in a family-friendly neighbourhood just steps from playgrounds, splash parks, a dog park, and the boat launch. With its stunning curb appeal, a double concrete driveway, and a modern exterior aesthetic, this original-owner home has been thoughtfully designed from top to bottom with impressive upgrades throughout. Step into the main level and be instantly captivated by the heart of the home—the kitchen. This space is an absolute standout, featuring a massive granite island with no seam, endless storage timeless white cabinetry, an apron sink, under-cabinet lighting, and high-end appliances including a built-in microwave, built-in oven and a five-burner gas range. Whether you're entertaining or just enjoying your everyday routine, this kitchen delivers both beauty and practicality in spades. The open-concept layout flows seamlessly into the living room, where an electric fireplace feature wall adds warmth and ambience. Luxury vinyl plank flooring stretches throughout the main floor, and no-strings blinds provide sleek privacy. A two-piece bathroom completes the main level. Upstairs, three generously sized bedrooms offer comfortable and private retreats. The primary bedroom is a peaceful haven with its own fireplace, black-out blinds, and a stylish barn door leading into the luxurious ensuite, where you'll find double sinks, a walk-in tiled shower, and a spacious walk-in closet that cleverly integrates the upper-level laundry. Each bathroom throughout the home features granite countertops, and the entire space is finished in a soft, neutral palette that's both modern and timeless. The fully finished basement includes a large family room, fourth bedroom, a full four-piece bathroom, a second

laundry area, and a built-in surround sound receiver that supports audio throughout the entire home and outside—making it ideal for a growing family or extra entertaining space. Step outside to a beautiful backyard built for entertaining. A large two-tiered deck features shuttered privacy walls, an included gazebo with feature lighting, RV gate access, and outdoor speakers already wired—perfect for summer evenings with friends and family. The attached garage is a dream space on its own, equipped with a drop-down screen door, built-in bench and storage, gas heater, 220 plug and is set up as the perfect place to watch the game. Additional features include central A/C, hot water on demand, and the home is in meticulous condition that reflects the pride of original ownership. Don't miss your chance to own this spectacular home in a location that offers the best of community living. Schedule your private tour of 112 Pearson Drive today—it's even better in person.