

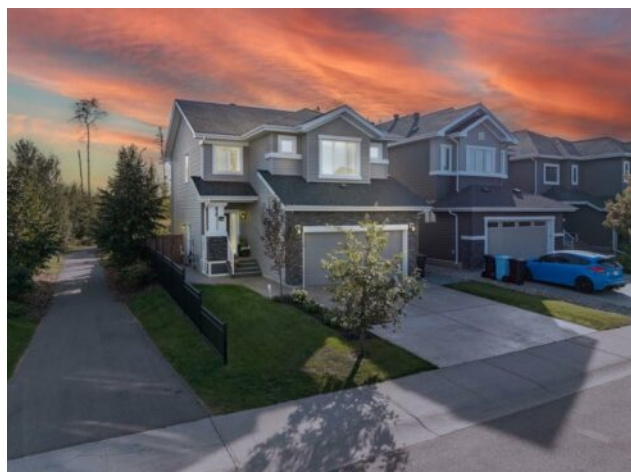


DON'T GAMBLE WITH YOUR HOME.
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204 Dafoe Way
Fort McMurray, Alberta

MLS # A2258279



\$679,900

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,783 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Greenbelt		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Gas range, range hood, A/C,

Backing Onto Trees | Immaculate & Move-In Ready! Welcome to 204 Dafoe Way — a beautifully designed, 1,783 sq. ft. two-storey home nestled in one of the most sought-after neighbourhoods. Built in 2017, this 4-bedroom, 3.5-bath home offers timeless style, modern functionality, and backs directly onto a tranquil tree line — your own private escape. Inspired by the warm, bright, and elegant aesthetic of Jillian Harris, this home features a clean, modern palette with high-end finishes throughout. From the moment you enter, you're welcomed into a sun-drenched open-concept main floor with expansive windows and durable laminate flooring. The chef-inspired kitchen is the true heart of the home — showcasing crisp white cabinetry with soft-close drawers and sleek silver hardware, granite countertops, a glass tile backsplash, built-in oven, built-in microwave, gas range with stainless steel hood fan, and a large centre island with eat-up breakfast bar. Whether you're entertaining or enjoying quiet family dinners, the bright adjoining dining space offers the perfect setting. Step outside through sliding doors to a fully fenced, meticulously manicured backyard complete with a spacious deck — ideal for relaxing or hosting, all while enjoying views of the lush trees behind. The main floor also includes a stylish 2-piece powder room with granite countertops and ceramic tile floors, as well as a generous laundry/mudroom with built-in storage (8'x7'). Cozy up during cold winter nights in the inviting living room, featuring a custom gas fireplace with elegant stone surround and a rustic wood mantel — adding warmth and charm to the space. Upstairs, you'll find three spacious bedrooms, a bonus room (13'x16'), and two full bathrooms. The luxurious primary suite offers a serene retreat with a

large walk-in closet (built-in shelving) and a spa-inspired ensuite boasting dual sinks, a stand-up tiled shower with rain head and built-in bench, and views of the treed backyard from two large windows. The fully developed basement features a separate entrance and is perfect for guests or additional family living, offering a large recreation room, a fourth bedroom, and a modern 3-piece bathroom. Additional features include: Heated Double Attached Garage, Central air conditioning , Custom window coverings, Driveway parking, Quiet location backing onto greenspace This impeccably maintained home is the perfect blend of style, function, and location — and it won't last long! Call or text today to schedule your private tour of this stunning home at 204 Dafoe Way!