

\$674,900 - 137 Pearson Drive, Fort McMurray

MLS® #A2245090

\$674,900

3 Bedroom, 3.00 Bathroom, 2,179 sqft
Residential on 0.10 Acres

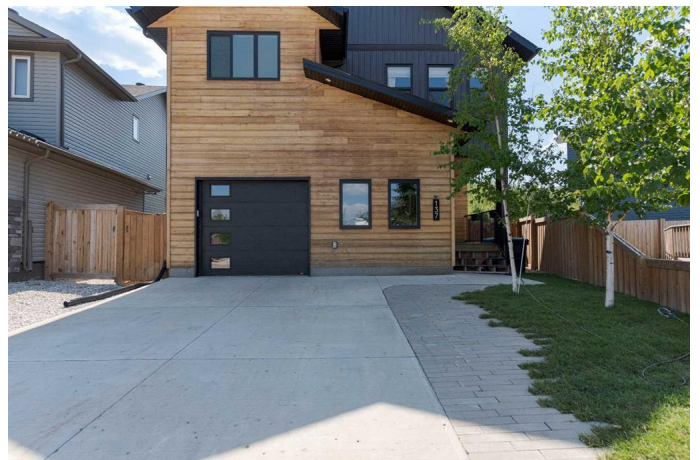
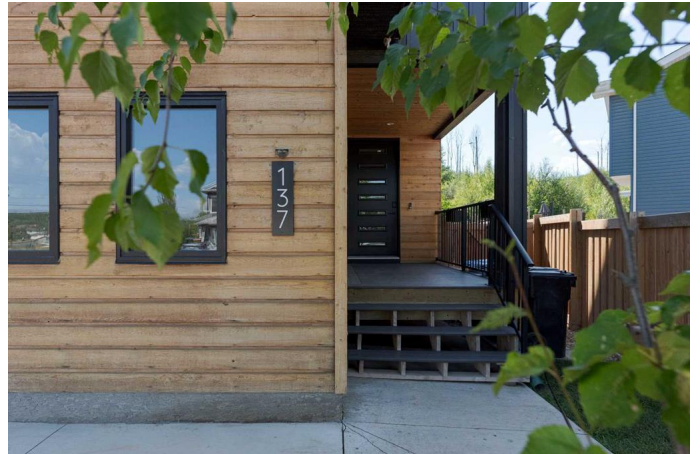
Waterways, Fort McMurray, Alberta

The most recognizable home on Pearson Drive is finally up for grabs, and trust me, it's just as stunning on the inside as that bold black-and-cedar exterior suggests. And don't be fooled this home is much larger and more spacious than you may think from first glance...even the attached garage is a spacious 22 x 21.5

Step through the covered breezeway (yes, a breezeway) into a thoughtful entry with custom storage that actually makes you want to stay organized. From there, things only get better: a dreamy black and walnut kitchen with a soapstone island so big it might need its own postal code, subway tile for days, and a tucked-away pantry that hides your microwave and your secrets.

The vaulted living room is pure drama, in a good way. Floor to ceiling windows, a cozy wood stove, and motorized blinds that make it feel a little like a James Bond hideout. Upstairs, the walnut hardwood continues (because of course it does), and the primary suite? A spa-like escape with a clawfoot tub and a custom closet that actually fits your wardrobe.

Outside, the professionally landscaped yard is its own little paradise...herringbone brick, twinkly built-in lighting, privacy fencing, and a gas BBQ ready for your summer parties. The garage is tricked out too (hello shop goals),



but hey, you could still park in it. If you must.

This one of a kind home is the perfect blend of modern design, warmth, and serious craftsmanship. It's not just impressive; it's unforgettable. Come see why. (Key highlights: 4X10 Soapstone Kitchen Island with 2x4 Walnut Extension. Custom Kitchen by Aya Kitchens. Solid Oak Vanities. Fireclay backsplash in the bathrooms. Home has gates on both sides and the garage is heated with 240 plug and is a full 22 X 21.5 Lots of room to park but also have toys and a work bench, upper storage and roof racks are also being left behind!)

Built in 2017

Essential Information

MLS® #	A2245090
Price	\$674,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,179
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	137 Pearson Drive
Subdivision	Waterways
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4S4

Amenities

Parking Spaces	3
Parking	Driveway, Garage Faces Front, Garage Door Opener, Single Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Beamed Ceilings, Natural Woodwork
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Gas Range, Washer/Dryer Stacked
Heating	High Efficiency, Forced Air, Natural Gas, In Floor Roughed-In, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Great Room, See Remarks, Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Courtyard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Low Maintenance Landscape, Private, See Remarks
Roof	Asphalt
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	71
Zoning	R1S

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.