



THE
A-TEAM

**RE/MAX
FIRST**

122 LEIGH Crescent, Fort McMurray T9K 1K6

MLS® #: **A2099942**

Area: **Dickinsfield**

Listing Date: **01/05/24**

List Price: **\$385,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 04-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1981

Lot Information

Finished Floor Area

Lot Sz Ar:

6,216 sqft

Lot Shape:

Abv Sqft:

1,076

Low Sqft:

Ttl Sqft:

1,076

DOM

127

Layout

Beds:

6 (3 3)

Baths:

3.5 (3 1)

Style:

Bi-Level

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Landscaped,Standard Shaped Lot,Street Lighting
Driveway,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`11" x 12`3"
Kitchen	Main	9`6" x 10`11"
Bedroom - Primary	Main	12`5" x 14`11"
Bedroom	Main	12`7" x 8`0"
Kitchen	Suite	10`11" x 13`0"
4pc Bathroom	Suite	8`5" x 6`8"
Bedroom	Suite	7`5" x 11`10"

Room	Level	Dimensions
Dining Room	Main	9`6" x 7`9"
4pc Bathroom	Main	7`8" x 5`0"
2pc Ensuite bath	Main	4`3" x 5`0"
Bedroom	Main	9`3" x 9`8"
Furnace/Utility Room	Suite	3`7" x 9`0"
Bedroom	Suite	11`0" x 8`6"
4pc Bathroom	Suite	6`11" x 5`3"

Kitchen	Suite	12`11" x 15`1"	Bedroom	Suite	9`8" x 12`1"
		Legal/Tax/Financial			

Title:	Zoning:				
Fee Simple	R1				
Legal Desc:	8022549	Remarks			

Pub Rmks:	<p> Welcome to 122 Leigh Crescent, a versatile property located in the heart of Dickinsfield. This 6-bedroom home with 3.5 bathrooms offers three separate self-contained units, providing both space and flexibility. Upon entering the upper level, you are greeted with rich hardwood flooring and an open concept living, kitchen, and dining area. The espresso kitchen cabinetry complements the space, and sliding doors in the dining area lead to a spacious deck. The living room features a stunning gas fireplace with a rock mantle, creating an ideal setting for entertaining. This floor also includes 3 large bedrooms, with the primary bedroom boasting its own 2-piece ensuite. A 4-piece main bathroom completes this level. The basement comprises two self-contained units, each with its own kitchenette and 4-piece bathroom. One unit offers 2 bedrooms, while the other has 1 bedroom. Updates in 2016 include windows, siding, and the roof. The backyard, with an updated deck and southwest exposure, is fully fenced. Nestled in its amazing Dickinsfield location, this versatile property is just what you’re looking for. So check out the photos, floor plans, and 3D tour, and call today to book your personal viewing. </p>				
Inclusions:	<p> Refrigerator X2, Stove X2, OTR Microwave X3, Washer X2, and Dryer X2 </p>				
Property Listed By:	<p> ROYAL LEPAGE BENCHMARK </p>				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







