



THE
A-TEAM

**RE/MAX
FIRST**

154 MACLAREN Crescent, Fort McMurray T9K 1J8

MLS®#: **A2101377**

Area: **Dickinsfield**

Listing Date: **01/15/24**

List Price: **\$549,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 12-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1981**
Lot Information
Lot Sz Ar: **6,658 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,316**
Low Sqft:
Ttl Sqft: **1,316**

DOM

108
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Gazebo,Front Yard,Lawn,Greenbelt,No Neighbours Behind,Landscaped,Standard Shaped Lot,Private,Views Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Parking Pad,Paved,RV Gated,Side By Side

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Crown Molding,Granite Counters,No Smoking Home,Open Floorplan,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	6`7" x 3`6"
Bedroom	Main	10`4" x 9`2"
Dining Room	Main	13`4" x 9`8"
Living Room	Main	13`3" x 15`11"
3pc Bathroom	Basement	12`3" x 8`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	6`7" x 7`5"
Bedroom	Main	10`2" x 9`3"
Kitchen	Main	13`4" x 10`9"
Bedroom - Primary	Main	20`8" x 10`10"
Bedroom	Basement	12`8" x 15`0"

Den	Basement	12`8" x 23`8"	Family Room	Basement	13`0" x 26`1"
Furnace/Utility Room	Basement	11`10" x 12`2"	Legal/Tax/Financial		
Title:					
Fee Simple		Zoning:			
Legal Desc:		R1			
8022549		Remarks			
Pub Rmks:					
<p>Welcome to 154 MacLaren Crescent: a stunning turnkey residence nestled on a spacious lot backing onto the picturesque Birchwood trails. The front driveway leads to an attached, heated double car garage, adding to the convenience of this beautiful home. Inside, you'll discover an inviting open-concept living space, four bedrooms, and a fully developed basement, all complemented by a host of substantial updates that ensure stress-free homeownership. Starting with the enhancements, the garage received a new heater in 2015. In 2016, the shingles, furnace, central AC, fridge, and microwave were all replaced. Continuing the improvements, the basement underwent a professional makeover in 2018, featuring new flooring, baseboards, paint, and lights. The home received a fresh coat of paint from top to bottom in 2023, accompanied by a new dishwasher. Upon entering, you're greeted by a bright and airy living area, adorned with a beautiful white kitchen boasting granite countertops, stainless steel appliances, and garden door views of the Birchwood Trails. The living space features neutral paint colours, crown moldings, and practical built-in features, including a wine rack in the long peninsula. In the living room, a wood-burning fire place ensures cozy comfort throughout the year. The main floor houses three bedrooms and an updated four-piece bathroom, with a 3-piece ensuite bathroom in the primary bedroom. This level has no carpet providing a clean and modern aesthetic. Next the fully updated basement is where you'll find luxury vinyl plank floors in the bedroom and new carpet in the family room. The included pool table creates a lively entertaining space for you and your guests. Completing this level is a three piece bathroom, a laundry room, and a versatile den that could serve as an office, playroom, or additional storage. Relax in your hot tub or entertain under the gazebo in the spacious backyard where trails, schools and parks are all easily accessible. Nestled in a quiet community where the neighbours are all welcoming and kind, properties along the green belt with concrete foundations and turnkey condition are a rarity at this price point. Don't miss the opportunity to schedule your private tour of this exceptional home today.</p>					
Inclusions:		POOL TABLE, BAR CABINETS, GARAGE HEATER, SHED, GAZEBO, HOT TUB, GARAGE HEATER.			
Property Listed By:		The Agency North Central Alberta			

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













