



THE
A-TEAM

**RE/MAX
FIRST**

158 MACLAREN Crescent, Fort McMurray T9K1J8

MLS® #: **A2113784**

Area: **Dickinsfield**

Listing Date: **03/11/24**

List Price: **\$510,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1981**

Lot Information

Lot Sz Ar: **6,545 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,686**
Low Sqft:
Ttl Sqft: **1,686**

DOM

61

Layout

Beds: **5 (4 1)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard, Lawn, Greenbelt, No Neighbours Behind, Landscaped, Level, Private Off Street, Single Garage Attached

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, See Remarks, Washer**
Int Feat: **Breakfast Bar, Storage**
Utilities:

Room Information

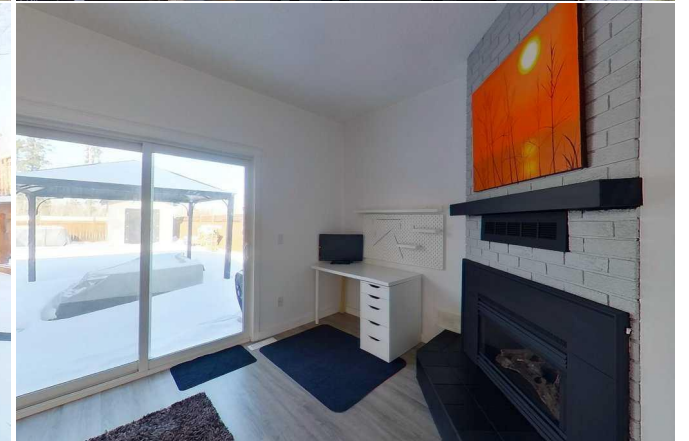
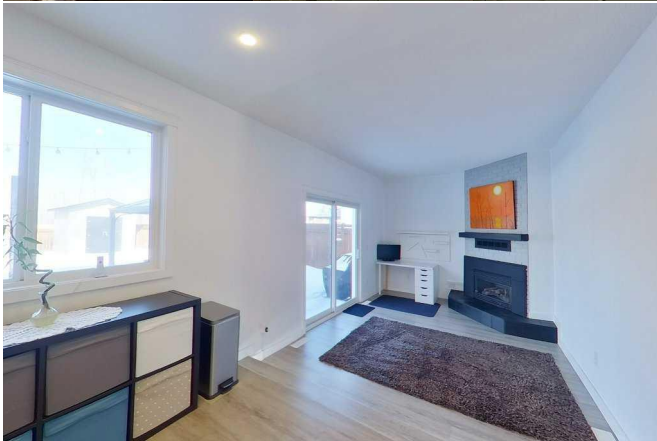
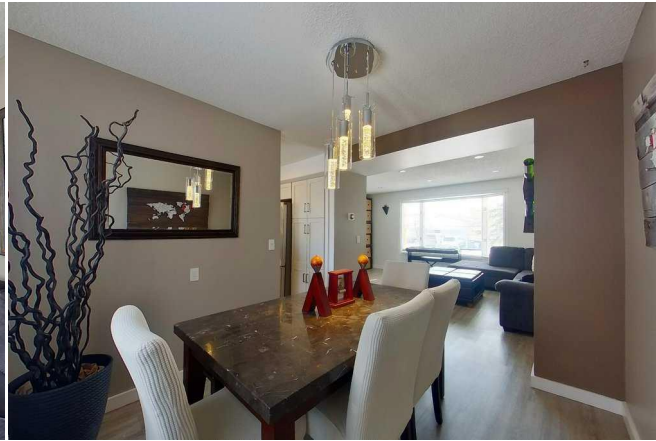
Room	Level	Dimensions
2pc Bathroom	Main	5'1" x 4'3"
Dining Room	Main	9'10" x 9'6"
Living Room	Main	12'10" x 17'6"
4pc Bathroom	Second	9'10" x 4'11"
Bedroom	Second	10'5" x 8'5"
Bedroom - Primary	Second	13'6" x 12'2"
Other	Basement	9'3" x 3'1"

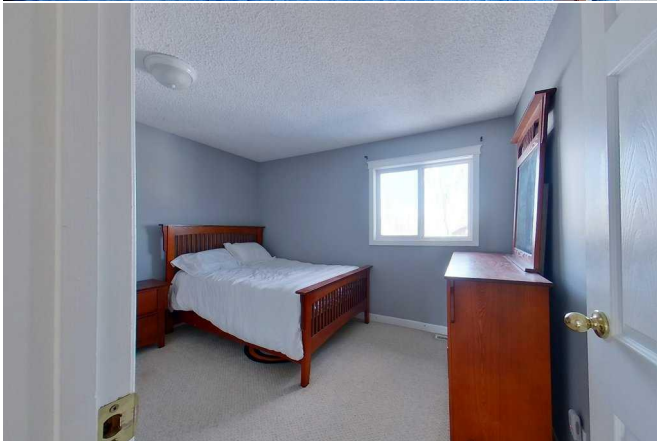
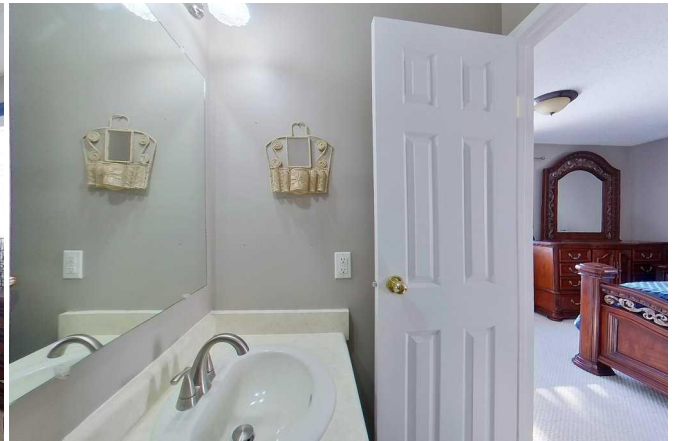
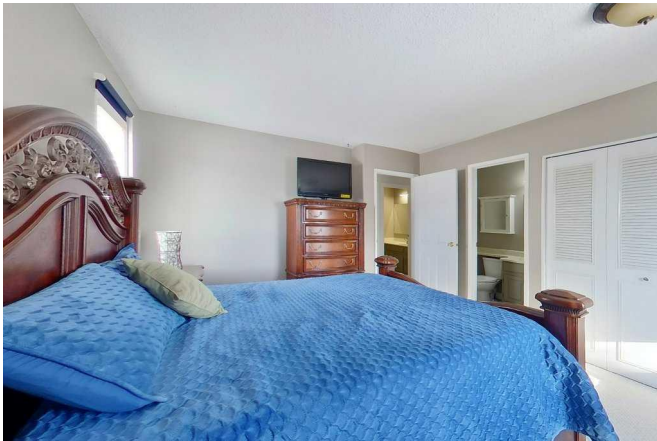
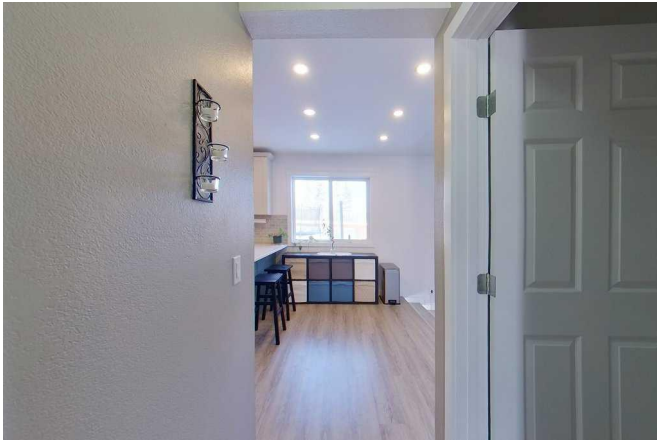
Room	Level	Dimensions
Breakfast Nook	Main	9'11" x 7'8"
Family Room	Main	9'1" x 14'0"
2pc Ensuite bath	Second	5'0" x 4'3"
Bedroom	Second	9'10" x 11'6"
Bedroom	Second	9'9" x 12'1"
4pc Bathroom	Basement	9'6" x 5'7"
Bedroom	Basement	9'3" x 11'3"

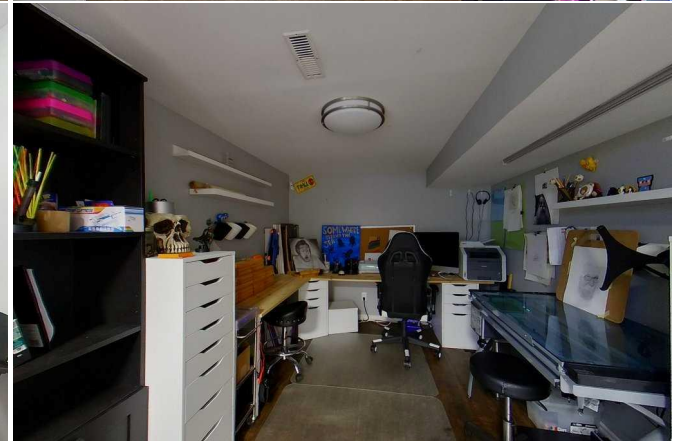
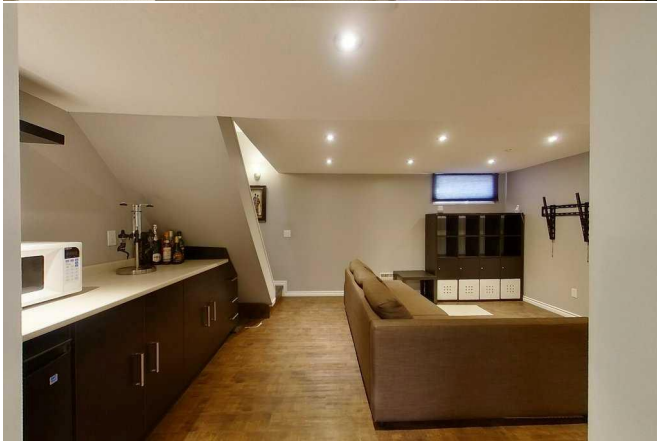
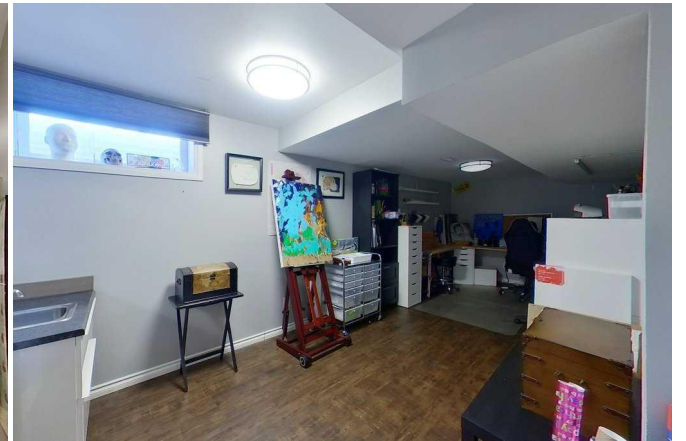
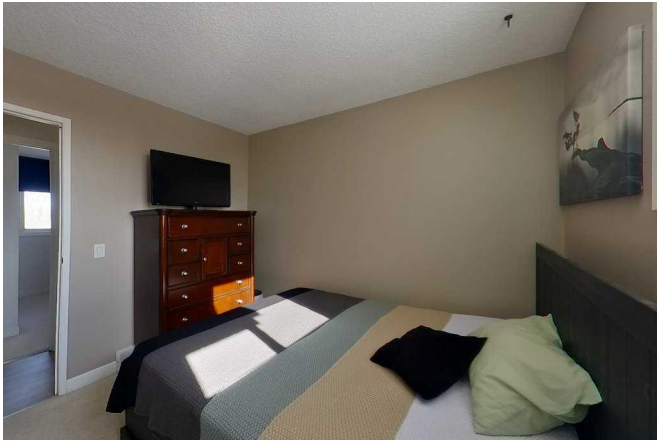
Hobby Room	Basement	8`9" x 20`2"	Game Room	Basement	13`11" x 17`5"				
Storage	Basement	13`5" x 14`6"	Legal/Tax/Financial						
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Title:		Zoning:							
Fee Simple		R1							
Legal Desc:		8022549	Remarks						
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Pub Rmks:		Get ready to feel at home the moment you step inside this cozy abode. The concrete driveway and single garage provide a warm welcome, and the nice front deck is perfect for sipping your morning coffee. As you enter, you'll be greeted by a welcoming entryway with a closet, where you can hang your coat and leave your worries behind. The bright living room, with its large windows and bay windows, fills the space with natural light, creating a cheerful and inviting atmosphere. The adjacent dining room is just right for gathering with loved ones and sharing delicious meals. But the real magic happens when you step into the backyard. Imagine spending sunny afternoons in your own private oasis, complete with a treehouse, trampoline, shed, and pool. The best part? It all backs onto the woods, offering a serene and picturesque backdrop that will make you feel like you're on a permanent vacation. Back inside, the kitchen is a chef's dream, featuring stainless steel appliances, white cabinets, and plenty of counter space for all your culinary creations. The small second living room, with its cozy gas fireplace and patio door leading to the backyard, is the perfect spot to curl up with a good book or enjoy a movie night with friends and family. Upstairs, you'll find four bedrooms, each with its own unique charm. The primary bedroom, with its half bath en suite and good-sized closets, provides a peaceful retreat where you can unwind and recharge after a long day. And while the main bath may be a bit dated, it still has all the essentials you need. The basement is a versatile space that offers endless possibilities. Whether you turn it into a rec room, a hobby room, or an extra bedroom, it's up to you. The large storage area in the attic and the unfinished laundry room provide ample space to keep your belongings organized and out of sight. Living at 158 McLaren Cres is more than just owning a house. It's about creating memories, finding comfort, and experiencing the joy of coming home. So why wait? Come and see for yourself what it feels like to live in this wonderful place							
Inclusions:		Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Treehouse, Above Ground Pool, Trampoline, Firepit							
Property Listed By:		SELLER DIRECT NORTHERN HOMES REALTY							
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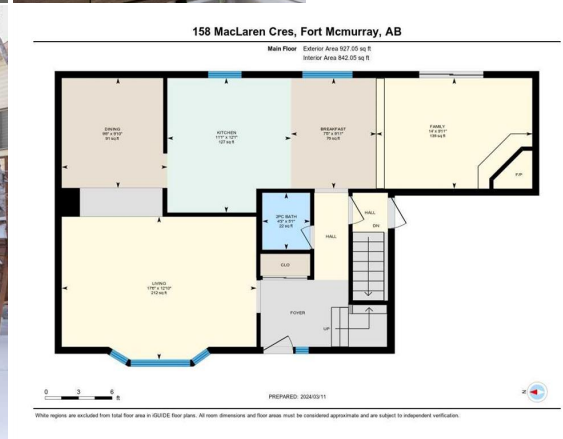
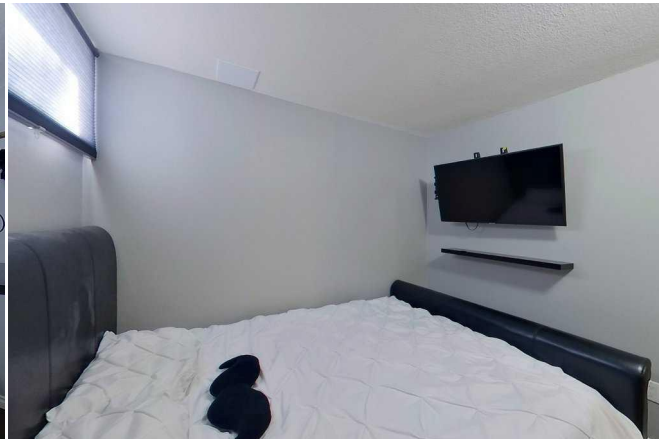
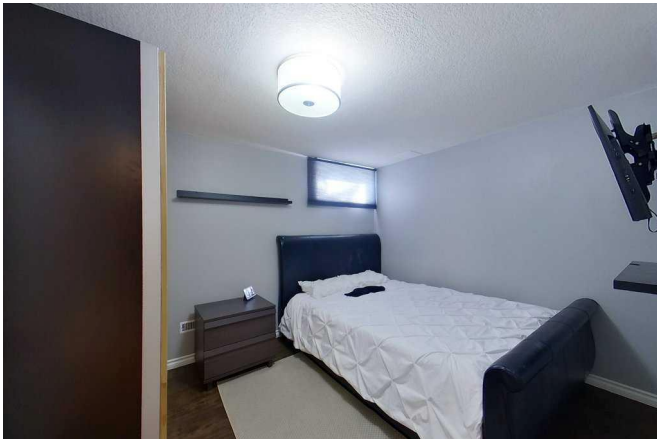
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











158 MacLaren Cres, Fort McMurray, AB

2nd Floor
Exterior Area 803.25 sq ft
Interior Area 732.47 sq ft



PREPARED: 2024/03/11

White regions are excluded from total floor area in (SUITE) floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

158 MacLaren Cres, Fort McMurray, AB

Basement (Below Grade)
Exterior Area 844.56 sq ft
Interior Area 782.73 sq ft



PREPARED: 2024/03/11

White regions are excluded from total floor area in (SUITE) floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

