



THE
A-TEAM

**RE/MAX
FIRST**

138 MACLAREN Crescent, Fort McMurray T9K 1N7

MLS® #: **A2116373**

Area: **Dickinsfield**

Listing Date: **03/22/24**

List Price: **\$439,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1985

Lot Information

Finished Floor Area

Lot Sz Ar:

6,934 sqft

Lot Shape:

Abv Sqft:

2,335

Low Sqft:

Ttl Sqft:

2,335

DOM

44

Layout

Beds:

4 (4)

Baths:

3.0 (3 0)

Style:

5 Level Split

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Gazebo,Front Yard,Lawn,Landscaped,Pie Shaped Lot,Views

Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Parking Pad,Side By Side,Tandem

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Fire Pit,Garden**

Construction: **None**
Flooring: **Carpet,Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Built-in Features,Ceiling Fan(s),Storage**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	7`5" x 6`6"
Dining Room	Second	10`2" x 12`7"
Foyer	Main	6`7" x 9`0"
Laundry	Main	7`6" x 5`5"
Mud Room	Main	16`6" x 3`0"
3pc Bathroom	Third	9`6" x 7`5"
Bedroom	Third	9`1" x 10`11"

Room	Level	Dimensions
Bedroom	Main	16`7" x 8`9"
Family Room	Main	24`5" x 14`2"
Kitchen	Second	11`0" x 15`5"
Living Room	Second	20`9" x 12`3"
Office	Main	17`2" x 14`5"
4pc Bathroom	Third	9`6" x 7`0"
Bedroom	Third	9`6" x 10`11"

Bedroom - Primary	Third	14`9" x 12`2"	Game Room	Lower	18`9" x 23`9"
Storage	Lower	4`11" x 8`6"	Storage	Basement	2`7" x 8`5"
Other	Basement	24`10" x 15`4"	Legal/Tax/Financial		

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

Pub Rmks:	<p>Welcome to Maclaren Crescent, nestled in the charming neighbourhood of Dickinsfield known for its tranquil ambiance and proximity to schools, parks, and trails. This large 2,335 five-level split residence proudly occupies a spacious 6,934 sq/ft pie lot, offering a long concrete driveway, an attached double car garage, and ample interior space for you to personalize and make your own. Step inside to discover a home brimming with character and warmth. A grand entryway welcomes you, leading to an office adorned with built-in shelves and a desk, accompanied by hardwood floors that extend throughout. Beyond lies a cozy family room, featuring a fireplace, cedar ceilings, and access to the large fully fenced backyard and back deck, enveloped by mature trees and lush landscaping. Completing this level are a bedroom, a three-piece bathroom, and the convenience of laundry facilities. Ascend a few steps from the entry to find the front formal living room, offering serene views of the front yard. This space seamlessly transitions into the dining room, which connects to the well-appointed kitchen boasting ample counter and cupboard space. The top level of the home houses three bedrooms, including the primary suite with a walk-through closet and a three-piece ensuite bathroom. An additional spacious four-piece bathroom is conveniently located down the hall. Descending to the first level below grade reveals a sprawling carpeted recreation room, warmed by a gas fireplace and illuminated by a large window that floods the space with natural light. Adjacent to this is the basement, currently a blank canvas awaiting your personal touch to transform it into additional living space. This expansive home offers convenience, a quiet setting and is attractively priced, presenting an incredible opportunity. Schedule your tour today to explore the potential of this property, being sold AS IS WHERE IS.</p>
Inclusions:	N/A
Property Listed By:	The Agency North Central Alberta

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











