



THE
A-TEAM

**RE/MAX
FIRST**

108 DAKIN Drive, Fort McMurray T9K 0Y5

MLS®#: **A2125118**

Area: **Parsons North**

Listing Date: **04/25/24**

List Price: **\$659,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2013**
Lot Information
Lot Sz Ar: **4,841 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,106**
Low Sqft:
Ttl Sqft: **2,106**

DOM

23
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,No Neighbours Behind,Landscaped,Standard Shaped Lot,Street Lighting
Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Oversized,Parking Pad,Paved,Side By Side

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Laminate,Tile**
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: **Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	2`9" x 7`10"
Foyer	Main	7`0" x 6`3"
Laundry	Main	9`8" x 13`5"
Office	Main	12`5" x 9`10"
5pc Ensuite bath	Second	9`6" x 10`11"
Bedroom	Second	13`10" x 9`11"

Room	Level	Dimensions
Dining Room	Main	17`2" x 7`3"
Kitchen	Main	15`7" x 12`0"
Living Room	Main	17`0" x 16`1"
4pc Bathroom	Second	9`5" x 5`0"
Bedroom	Second	12`0" x 11`4"
Bedroom - Primary	Second	17`2" x 17`6"

Walk-In Closet	Second	5`4" x 10`11"	Bedroom	Basement	12`3" x 12`2"
Bedroom	Basement	11`10" x 12`5"	Kitchen	Basement	7`10" x 15`7"
Living Room	Basement	13`10" x 22`10"	Furnace/Utility Room	Basement	14`9" x 7`2"
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	ND
Legal Desc:	1220216
Remarks	

Pub Rmks:	<p>Welcome to 108 Dakin Drive: Situated in the picturesque Parsons North neighbourhood, this turnkey home offers an exceptional blend of luxury living and practicality, complete with a two-bedroom legal suite in the basement for added income potential. Featuring high-end finishes and meticulous maintenance, the property backs onto scenic green space with a playground and splash park, providing a peaceful serene backdrop for you and your family to call home. As you arrive, the double driveway and oversized 24x24 heated attached garage welcome you home. Step inside the tiled front entryway, where soaring cathedral ceilings and abundant natural light create an inviting ambiance. A versatile front office, hidden behind double doors and complete with built-in shelves, offers a perfect space for work or study. The main living area boasts elegance and functionality, with granite countertops, stacked cupboards featuring crown moldings, and gleaming tile and hardwood floors. The well-appointed kitchen boasts built-in features such as a wine rack in the island and shelves in the dining room, along with a spacious pantry for added storage. Upstairs, the primary retreat awaits, featuring a generously sized walk-in closet with built-in shelves and a meticulously laid-out ensuite bathroom with a jet tub and granite countertops. Two additional bedrooms on this level offer ample space and oversized windows, accompanied by a well-appointed four-piece bathroom. The lower level of the home continues to impress with its high ceilings and open-concept living space, where granite countertops extend into the full kitchen. The two-bedroom legal suite, with its own furnace for personalized climate control, provides additional living space, complete with a four-piece bathroom, storage, and laundry facilities accessible through a convenient side entrance. Step outside onto the expansive 32” deck, overlooking the landscaped and fully fenced yard, offering direct access to the adjacent playground and park. With central air conditioning and impeccable condition throughout, this home is truly move-in ready. Don't miss the opportunity to schedule a tour of your new home today and experience the best of Fort McMurray living.</p>
Inclusions:	Fridge x2, Stove x2, Dishwasher x2, Microwave x2, Washer + Dryer x2, 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











