



THE A-TEAM

RE/MAX FIRST

152 CRUICKSHANK Road, Fort McMurray T9K 1L3

MLS@#: A2144285 Area: Dickinsfield Listing Date: 06/26/24 List Price: \$399,900
Status: Active County: Wood Buffalo Change: -\$10k, 07-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Fort McMurray
Year Built: 1986
Lot Information
Lot Sz Ar: 4,174 sqft
Lot Shape:

DOM

82
Layout
Beds: 3 (2 1)
Baths: 3.0 (3 0)
Style: Bungalow

Parking

Ttl Park: 2
Garage Sz:

Access:
Lot Feat: Backs on to Park/Green Space,Lawn,No Neighbours Behind,Landscaped
Park Feat: Off Street

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: None
Construction: Concrete,Vinyl Siding,Wood Frame
Flooring: Ceramic Tile,Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner,Dryer,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer
Int Feat: See Remarks,Separate Entrance,Vinyl Windows,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 3pc Ensuite bath, Bedroom, Kitchen, and their dimensions across different levels.

Furnace/Utility Room

Basement

9`0" x 10`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8022551

Zoning:

R2

Remarks

Pub Rmks:

BACKS ONTO A SCHOOL! RENOVATED TOP TO BOTTOM! Welcome to your dream starter home in the sought-after Dickinsfield neighborhood! This charming bungalow has been completely transformed with modern renovations, making it perfect for first-time homeowners. Situated with no neighbors behind and backing onto the school fields of Sister Mary Phillips and Ecole Dickinsfield elementary schools, this location offers both convenience and get for resale value. Step inside to be greeted by a professionally renovated interior, featuring a stylish two-toned kitchen boasting cabinets reaching to the ceiling, trendy gold accents, stainless steel appliances, and a sleek modern backsplash. The kitchen flows seamlessly into a cute dining nook, complete with a bay window featuring a charming window seat and a convenient coffee bar for added storage. Natural light floods the bright living room through the large front window, while durable vinyl plank and tile flooring extend throughout the main level. Down the hallway, discover a separate side entrance to the basement, two inviting bedrooms, and a beautifully renovated 4-piece main bathroom, complete with a clawfoot tub, new flooring, a fresh vanity, and stylish gold fixtures. The oversized primary bedroom boasts two large windows and an ensuite featuring a spacious vanity and a stunning walk-in tiled shower. The basement offers even more space to relax and entertain, with a generous family room featuring upgraded carpet and underlay, a cozy gas fireplace, and a convenient wet bar. Additionally, you'll find another 3-piece bathroom and an oversized third bedroom downstairs. Step outside to the sunny backyard oasis, complete with a ground-level deck wired for a future hot tub, a shed for storage, garden beds, and ultimate privacy with no rear neighbors. Mechanical updates include a new furnace in 2023, a hot water on demand system installed in 2022, and new central AC in 2024. With nothing left to do but unpack, this home is truly a turnkey opportunity for first-time homeowners. Don't miss out on the chance to make this beautiful home your own—call today to schedule a viewing!

Inclusions:

Property Listed By:

Fridge, stove, dishwasher, shed, washer, dryer, central ac, surround sound in basement (neg)

RE/MAX FORT MCMURRAY

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