



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**145 KENNEDY Crescent, Fort McMurray T9K 1M8**

MLS®#: **A2153381**

Area: **Dickinsfield**

Listing Date: **07/29/24**

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

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 20-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1985**

Finished Floor Area  
Abv Sqft: **1,933**  
Low Sqft:  
Ttl Sqft: **1,933**

Lot Information

Lot Sz Ar: **6,300 sqft**  
Lot Shape:

DOM

**51**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Access:

Lot Feat: **City Lot,Lawn,Interior Lot,Landscaped,See Remarks**  
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Fire Pit,Storage**

Construction: **Brick,Composite Siding,Wood Frame**  
Flooring: **Carpet,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`11" x 8`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`0" x 12`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 13`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>5`11" x 7`7"</b>
<b>Family Room</b>	<b>Main</b>	<b>12`2" x 16`5"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>6`1" x 9`8"</b>
<b>Bonus Room</b>	<b>Main</b>	<b>5`3" x 12`5"</b>
<b>Bonus Room</b>	<b>Main</b>	<b>5`5" x 7`5"</b>
<b>Bonus Room</b>	<b>Main</b>	<b>5`3" x 13`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`3" x 9`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>18`0" x 15`5"</b>

**Living Room**  
**4pc Bathroom**  
**Bedroom**  
**Game Room**  
**Furnace/Utility Room**

**Main**  
**Basement**  
**Basement**  
**Basement**  
**Basement**

**12`2" x 12`9"**  
**5`9" x 7`9"**  
**9`2" x 11`4"**  
**32`0" x 41`6"**  
**7`7" x 8`2"**

**Pantry**  
**Bedroom**  
**Laundry**  
**Storage**

**Main**  
**Basement**  
**Basement**  
**Basement**

**5`2" x 8`5"**  
**10`11" x 11`11"**  
**7`7" x 8`2"**  
**5`9" x 16`7"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8022553**

Zoning:  
**R1**

Remarks

Pub Rmks:

Welcome to 145 Kennedy Crescent, a charming and beautifully renovated home in the heart of Fort McMurray. Meticulously rebuilt from the studs up between 2016 & 2018, this property offers modern amenities and cozy comfort, making it an ideal sanctuary for your family. Enjoy peace of mind with updates including two new furnaces, a hot water tank, shingles, wiring, insulation, doors, windows, and duct work. The exterior features stunning brick and HardiePlank siding. The seller, an interior designer, has crafted the aesthetic of this home, ensuring every detail is functional and stylish. As you step inside, you're greeted by an open-concept layout connecting the custom kitchen, dining, and sunken living room. The custom kitchen boasts top-tier finishes, including ceiling-height cabinets, quartz countertops, a tile backsplash, and a pop of "tiffany-blue" interior colours in the island drawers. The massive pantry is equipped with plug-ins for an additional fridge or freezer, enhancing the kitchen's functionality. Gather around the island for casual meals or enjoy formal dining in the dedicated dining area, which accommodates a full-sized table for entertaining. A sprawling family room at the back of the house creates a perfect space for families to cozy up around the stunning wood-burning fireplace, making the home comfortable and economical for winter heat. The family room also provides access to your west-facing backyard oasis, including a beautiful deck and fire pit, where you can relax and unwind in the serene outdoor space. The home features a total of five beautifully appointed bedrooms and three bathrooms, ensuring ample space and privacy for everyone. Three bedrooms are conveniently located upstairs, each with an attached sitting area. The primary is a true retreat, offering flexibility for a sitting area, nursery, or extra dressing and closet space. It also features a walkthrough closet to a beautiful 4-piece ensuite bathroom with a stunning quartz vanity, double sinks, and an oversized shower for a spa-like experience. The secondary bedrooms also provide adjoining sitting areas, perfect for young children to have a play or reading nook, or for older kids to create a makeup or gaming space. The main level 4-piece bathroom has been upgraded with a quartz vanity and offers a deep, jetted tub for perfect evening relaxation. The fully finished basement features two additional bedrooms, a MASSIVE recreation room with a wet bar, and a second wood-burning fireplace. You will enjoy the convenience of a full-size laundry room equipped with a utility sink and folding table. The heated garage is a hobbyist's dream, offering a large double bay plus a third bay that makes an ideal workshop or storage space for OHVs, complete with another overhead door. The property also boasts a triple driveway, providing ample parking space for multiple vehicles. Located in a vibrant community, steps from incredible schools and the magnificent Birchwood Trails, make 145 Kennedy your home!

Inclusions:  
Property Listed By:

**Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Blinds, Shed, Garage Heater, Garage Opener + Remote(s), Hanging Chair Anchored in Basement**  
**EXP REALTY**

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









