



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**210 KENNEDY Crescent, Fort McMurray t9k1m8**

MLS®#: **A2159169**      Area: **Dickinsfield**      Listing Date: **08/20/24**      List Price: **\$479,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **1981**      Abv Sqft: **1,664**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **7,194 sqft**      Ttl Sqft: **1,664**  
 Lot Shape:

DOM

**27**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Front Yard,Landscaped,Pie Shaped Lot,Private**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Hardwood,Laminate,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Fire Pit,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer**  
 Int Feat: **Granite Counters,High Ceilings**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`7" x 4`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`2" x 14`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 23`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`2" x 18`11"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>12`10" x 7`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 11`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`6" x 10`11"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>8`4" x 8`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`2" x 15`8"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8022553**

Zoning:  
**R1**

Remarks

Pub Rmks:

**Welcome home.. in the highly sought-after neighbourhood of Dickensfield. This beautifully renovated 2-story home offers modern upgrades and an inviting atmosphere that will make you fall in love the moment you step inside. The entire home has been upgraded, including a gorgeous OVER SIZED kitchen with sleek white cabinets, quartz countertops, and stainless steel appliances, making it the perfect space for culinary creations. Enjoy the warmth and charm of exposed wood beams in the living areas, complemented by a cozy wood-burning fireplace - perfect for chilly evenings. Say goodbye to carpets! The home features stunning flooring throughout, adding a touch of elegance to every room. The upstairs bathroom is a true retreat, boasting a free-standing soaker tub, an upgraded shower, and his-and-her sinks. The large deck offers ample space for outdoor entertaining, and the MASSIVE corner pie-shaped lot provides plenty of privacy and room to enjoy your yard. This home is perfectly situated in a fantastic location, close to schools, parks, and all the amenities Dickensfield has to offer. Whether you're looking for a modern family home or a stylish space to entertain, this property has it all. Don't miss out on this incredible opportunity - schedule your viewing today and start living your dream in Dickensfield!**

Inclusions:  
Property Listed By:

**N/A**  
**EXP REALTY**

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