



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**110 LEIGH Crescent, Fort McMurray T9K 1K5**

MLS®#: **A2168546**

Area: **Dickinsfield**

Listing Date: **09/28/24**

List Price: **\$389,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1981**  
Lot Information  
Lot Sz Ar: **6,112 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **974**  
Low Sqft:  
Ttl Sqft: **974**

DOM

**19**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped**  
Park Feat: **Double Garage Detached,Driveway,Front Drive,Garage Faces Front,Insulated,Parking Pad,RV Access/Parking,RV Gated,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,No Smoking Home,Open Floorplan,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`2" x 7`6"
Dining Room	Main	9`2" x 6`8"
Living Room	Main	13`0" x 20`2"
3pc Bathroom	Basement	7`10" x 6`8"
Bedroom	Basement	15`2" x 8`8"
Storage	Basement	11`1" x 13`5"

Room	Level	Dimensions
Bedroom	Main	11`8" x 9`3"
Kitchen	Main	9`4" x 9`8"
Bedroom - Primary	Main	11`8" x 16`7"
Bedroom	Basement	7`3" x 12`10"
Game Room	Basement	15`9" x 26`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8022549**

Zoning:  
**R1**

Remarks

Pub Rmks:

**Welcome 110 Leigh Crescent: a charming bungalow, lovingly maintained for over 30 years. Enjoy peace of mind with recent updates, including new shingles and siding (2019), a furnace (2016), and upgraded windows, which enhance both curb appeal and energy efficiency. This home is set in the quiet, safe neighbourhood of Dickinsfield, close to schools, shopping, and scenic trails—all within walking distance. The oversized 22x24 garage and expansive driveway provide ample parking and storage for recreational vehicles, off roading toys and your camper, making it ideal for people who enjoy an outdoor lifestyle. Inside, the bright, open-concept living space is filled with natural light from the newly installed oversized living room window (2019). Custom window treatments throughout the main living space perfect balance of light and privacy. The kitchen features stainless steel appliances, abundant counter space, and storage, perfect for meal prep and entertaining. A cozy wood-burning fireplace adds warmth and charm to the living area year-round. The main level includes two well-appointed bedrooms. The primary bedroom features custom-built storage shelves, drawers, and a bed frame with convenient under-bed storage and a open shelving headboard. A spacious four-piece bathroom serves the main floor, while the lower level offers an additional two bedrooms, a large recreation room, and a three-piece bathroom. Additional features include central air conditioning (2018) and a generous 20x22 screened-in back porch, providing a tranquil setting to relax or entertain. With immediate possession available, this home is move-in ready. Schedule your tour today and discover the perfect blend of comfort and convenience in this beautiful bungalow.**

Inclusions:  
Property Listed By:

**DEEP FREEZER**  
**The Agency North Central Alberta**

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

















