



THE
A-TEAM

**RE/MAX
FIRST**

205 LEIGH Crescent, Fort McMurray T9K 1K2

MLS®#: **A2173395**

Area: **Dickinsfield**

Listing **10/25/24**

List Price: **\$419,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 11-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1982**

Finished Floor Area
Abv Sqft: **1,157**
Low Sqft:
Ttl Sqft: **1,157**

Lot Information

Lot Sz Ar: **6,039 sqft**
Lot Shape:

DOM

57
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped**
Park Feat: **Concrete Driveway,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking Pad,Side By Side,Single Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	4`11" x 8`2"
Bedroom	Main	12`4" x 9`10"
Kitchen	Main	12`7" x 10`3"
Bedroom - Primary	Main	8`10" x 13`1"
Bedroom	Basement	10`3" x 9`6"
Den	Basement	11`7" x 10`11"
Storage	Basement	3`9" x 8`2"

Room	Level	Dimensions
4pc Bathroom	Main	7`11" x 4`11"
Dining Room	Main	9`2" x 12`2"
Living Room	Main	21`6" x 15`5"
3pc Bathroom	Basement	6`6" x 4`7"
Bedroom	Basement	9`9" x 9`6"
Game Room	Main	13`3" x 36`4"
Furnace/Utility Room	Basement	8`4" x 13`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8022549

Remarks

Pub Rmks: **Welcome to 205 Leigh Crescent: This thoughtfully updated home, located in the desirable community of Dickinsfield, offers a perfect blend of charm and modern convenience. With numerous upgrades since 2018, including new siding, shingles, driveway, doors, windows, and fascia (2022), this bungalow presents exceptional curb appeal and a turn-key opportunity in a peaceful setting. The extended driveway provides ample parking space, leading to an attached garage with tall ceilings and a new garage heater (2022) - ideal for storing seasonal items, working on projects, or simply enjoying added storage. Step inside to a bright and spacious living area, where the open-concept layout invites relaxation and entertaining. The kitchen, completely renovated, features a large island along with rich cabinetry, stainless steel appliances and white quartz countertops. Adjacent, the dining area opens to the back deck through newly installed garden doors, perfect for easy outdoor dining. LED lighting throughout, new flooring, and updated baseboards lend a fresh, modern look to the home. Down the hall, you'll find a four-piece main bathroom and two comfortable bedrooms. The primary suite now includes a private three-piece ensuite with a beautifully tiled shower and a new walk-in closet, adding function and value. The lower level offers two additional bedrooms, a large recreational area with new luxury vinyl plank flooring (2024), and a versatile den suited for a home office, gym, or games room. Outside, the fully fenced yard is surrounded by mature trees, offering a peaceful, private retreat. Additional upgrades include a new furnace (2020), hot water tank (2019), air conditioning (2020), and a sub-panel (2021) to support new appliances. Located on a picturesque street near schools, parks and trails, 205 Leigh Crescent is truly a standout from the rest. Schedule a private showing today.**

Inclusions:
Property Listed By: **Garage Heater.
The Agency North Central Alberta**

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









