



THE
A-TEAM

**RE/MAX
FIRST**

169 DAKIN Drive, Fort McMurray T9K0Y1

MLS®#: **A2177969** Area: **Parsons North** Listing Date: **11/07/24** List Price: **\$449,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Fort McMurray**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **3,624 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Landscaped**
 Park Feat: **Double Garage Attached,Off Street**

Finished Floor Area
 Abv Sqft: **1,380**
 Low Sqft:
 Ttl Sqft: **1,380**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **5**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Concrete,Mixed,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Upper	49`3" x 40`4"	Bedroom	Upper	36`1" x 29`6"
Bedroom	Second	36`1" x 29`6"	Bedroom	Basement	43`0" x 28`10"
2pc Bathroom	Main		4pc Bathroom	Second	

4pc Ensuite bath
Kitchen
Bonus Room

Second
Main
Second

38`5" x 25`11"
31`6" x 35`9"

4pc Bathroom
Dining Room
Living Room

Legal/Tax/Financial

Basement
Main
Main

30`6" x 25`11"
44`3" x 36`5"

Title:
Fee Simple
Legal Desc:

1220214

Zoning:
ND

Remarks

Pub Rmks: **LARGE CORNER LOT, DOUBLE ATTACHED GARAGE & SEPARATE ENTRANCE MEANS YOU CAN HAVE IT ALL. This 3-bedroom up plus bonus room duplex enables you to have all the space you need with the bonus of rental income potential! Enjoy cooking in your beautiful kitchen with upgraded stainless steel appliances including, gas stove, corner pantry & island with breakfast nook! Warm up in front of the gas fireplace in the living room or relax on large deck in the back yards corner lot with south exposure. You will love the massive walk-in close when you enter the home from the double heated garage and the A/C for those hot summer nights. Extended double driveway adds the perfect finishing touches. Call today to book your personal viewing of this home.**

Inclusions:
Property Listed By:

N/A
3% REALTY FORT MCMURRAY

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





