



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

**47**  
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>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>49`3" x 40`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>36`1" x 29`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>36`1" x 29`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>43`0" x 28`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Second</b>	

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





