



THE
A-TEAM

**RE/MAX
FIRST**

161 DAKIN Drive, Fort McMurray T9K0Y1

MLS®#: **A2182123** Area: **Parsons North** Listing Date: **12/04/24** List Price: **\$419,000**
 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: **2,875 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,400**
 Low Sqft:
 Ttl Sqft: **1,400**

DOM

23
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**
 Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Kitchen Island,Sump Pump(s),Vinyl Windows**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|---------------|-----------------------|-----------------------------|-----------------|----------------------|
| 2pc Bathroom | Main | 4`8" x 5`3" | Dining Room | Main | 11`5" x 11`4" |
| Kitchen | Main | 8`11" x 12`10" | Living Room | Main | 15`3" x 17`2" |
| 4pc Bathroom | Second | 8`5" x 4`11" | 4pc Ensuite bath | Second | 6`6" x 7`0" |
| Bedroom | Second | 9`11" x 11`11" | Office | Second | 9`1" x 6`4" |
| Bedroom - Primary | Second | 12`2" x 11`10" | Furnace/Utility Room | Basement | 18`3" x 35`0" |
| Bedroom | Second | 9`1" x 12`3" | | | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1220214

Zoning:
ND

Remarks

Pub Rmks:

Welcome to 161 Dakin Drive, Parsons Creek! This inviting duplex, located in a cozy and family-friendly neighborhood, offers the perfect blend of style and functionality. The charming front porch and private rear deck provide great spaces for relaxation and outdoor enjoyment. The property also features a convenient parking pad with plenty of room for your vehicles. Step inside to discover a thoughtfully designed main floor with a cozy living room featuring a fireplace—perfect for those chilly evenings. The kitchen is both stylish and practical, offering plenty of counter space and storage, along with a bright eating area that's ideal for family meals or entertaining guests. Upstairs, you'll find 3 spacious bedrooms, including a master retreat with a walk-in closet and full ensuite bathroom. The bonus landing area is perfect for an office, playroom, or chill zone, and the upstairs laundry adds extra convenience to your daily routine. The basement, complete with a separate side entrance, is a blank canvas awaiting your personal touch—perfect for future development or a potential basement suite. Don't miss this gem in the sought-after Parsons Creek community. Book your private tour today!

Inclusions:
Property Listed By:

**ALL GOODS AND FURNITURE CAN BE INCLUDED IN SALE
EXP REALTY**

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







