



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**218 KENNEDY Crescent, Fort McMurray T9K 1M8**

MLS® #: **A2182644**      Area: **Dickinsfield**      Listing Date: **12/06/24**      List Price: **\$489,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **1981**      Abv Sqft: **1,286**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **6,241 sqft**      Ttl Sqft: **1,286**  
 Lot Shape:

DOM

**15**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **See Remarks**  
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Floor Furnace,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **See Remarks**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

| Room             | Level    | Dimensions    | Room              | Level    | Dimensions     |
|------------------|----------|---------------|-------------------|----------|----------------|
| 2pc Ensuite bath | Main     |               | 4pc Bathroom      | Main     |                |
| 4pc Bathroom     | Basement | 7`4" x 5`11"  | Bedroom           | Main     | 12`2" x 10`11" |
| Bedroom          | Main     | 12`10" x 8`0" | Bedroom - Primary | Main     | 12`10" x 11`6" |
| Great Room       | Main     | 14`1" x 16`1" | Dining Room       | Main     | 10`7" x 9`11"  |
| Family Room      | Basement | 25`1" x 15`2" | Kitchen           | Main     | 10`2" x 11`3"  |
| Bedroom          | Basement | 12`3" x 12`0" | Bedroom           | Basement | 11`7" x 11`9"  |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8022553**

Zoning:  
**R1**

Remarks

Pub Rmks:

**CALLING ALL SAVVY BUYERS!! BEAUTIFUL RENOVATED FAMILY HOME IN SOUGHT OUT NEIGHBORHOOD OF DICKENSFIELD! So many things to LOVE! Imagine your kids playing in the HUGE back yard or how about cooking your favorite meal in your updated WHITE kitchen! Designed with a Modern farmhouse flare this home has lots to offer the savvy buyer! How about 5 bedrooms, Sunken Living room with wood fireplace, a flex room and (2013)2.5 bathrooms, with the Primary bedroom having its own 2 PC ensuite and Patio door leading to a HUGE Deck, enjoy your morning coffee soaking in the sun rays or listening to mother nature! The attached 23' x 18' garage makes a great addition to storing your toys! Renovations updated kitchen and bathrooms, updated laminate flooring, painted in neutral colors throughout. There is a SEPARATE Entrance to the basement that is developed with 2 bedrooms, flex room, a HUGE Family room and laundry. Renovations include: (2012) Windows Updated, gutters replaced, fence replaced. All interior doors were replaced in 2013. New Tub Surround was installed and toilet was replaced (2019) in basement bath. New sump was installed, and blower motor in furnace replaced (2019), New Blinds were installed (2021), New flooring and fireplace was updated, new floor vents installed, kitchen countertops were replaced and cabinets refreshed, front entrance closet door and front and side door including door frames were replaced. (2021) . Other renovations included Updated fixtures, light fixtures, ceiling fans, switches, New Shingles were installed (2023) and new patio door, deck and steps at back was replaced (2023). Basement freshly painted in 2023. There NOTHING TO DO but MOVE IN! If you are looking for a home that is super nice and in a great neighborhood, within walking distance to schools, shopping, transportation route and all amenities! MAKE THIS YOUR HOME TODAY! CALL FOR YOUR PERSONAL TOUR AND START PACKING!**

Inclusions:  
Property Listed By:

**FRIDGE, STOVE, DISHWASHER, WASHER/DRYER, ALL WINDOW BLINDS  
RE/MAX FORT MCMURRAY**

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





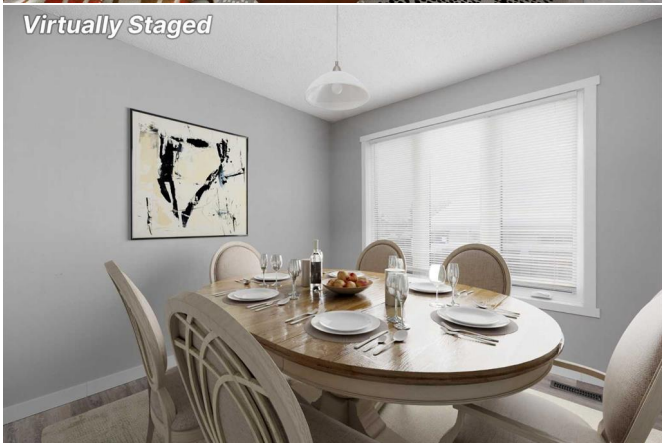
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