

155D DICKINS , Fort McMurray T9K1R8

MLS®#:	A2184877	Area:	Dickinsfield	Listing Date:	01/07/25	List Price: \$229,900		
Status:	Pending	County:	Wood Buffalo	Change:	None	Association: Fort McMurray		
				General Information			DOM	
	Prop Type: Sub Type:		Residential Row/Townhouse	13 Layout				

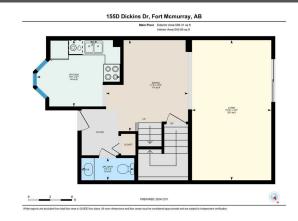


General Information Prop Type: Sub Type: City/Town:	Residential Row/Townhouse Fort McMurray	Finished Floor Area		<u>DOM</u> 13 Layout Beds:	3 (3)
Year Built:	1982	Abv Sqft:	1,104	Baths:	2.5 (2 1)
Lot Information		Low Sqft:		Style:	Townhouse
Lot Sz Ar:		Ttl Sqft:	1,104		
Lot Shape:				<u>Parking</u> Ttl Park: Garage Sz:	2
Access: Lot Feat: Park Feat:	Back Yard Stall			-	

Utilities and Features

Roof: Heating: Sewer: Ext Feat: Kitchen Appl: Int Feat: Utilities:	Asphalt Shingle Forced Air, Natural Gas Private Yard Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Laminate Counters			Construction: Vinyl Siding,Wood Frame Flooring: Laminate,Linoleum Water Source: Fnd/Bsmt: Poured Concrete				
		Room Information						
<u>Room</u> 2pc Bathroom Kitchen 4pc Bathroom Bedroom 3pc Bathroom Game Room	M Si Si B	<u>evel</u> Aain Aain Second Second Basement Basement	Dimensions 0`0" x 0`0" 9`1" x 11`5" 0`0" x 0`0" 10`7" x 10`11" 0`0" x 0`0" 18`0" x 10`2" Legal/Ta	Room Dining Room Living Room Bedroom Bedroom - Primary Laundry Storage ax/Financial	Level Main Main Second Second Basement Basement	<u>Dimensions</u> 12`5" x 11`2" 19`1" x 10`10" 9`2" x 10`11" 16`9" x 11`11" 5`1" x 11`5" 5`8" x 6`9"		

Condo Fee: \$250		Title: Fee Simple Fee Freq: Monthly	Zoning: R3	
Legal Desc:	8220747	Remarks		
Pub Rmks: Inclusions: Property Listed By:	it's the perfect place to start y space, this townhome offers a standout - it's large enough fo with easy access to the deck - makes cooking a breeze. Mode ready for anything - think play Meets Convenience** Let's tal and a new three piece baseme extra space for gardening, per Located in a quiet, family-orie Check. Trails for walking, bikin stops. **Why You'll Fall in Low with living in Dickinsfield. Whe everything that makes life eas removal are covered. Are you	ng two-story townhome in the heart of Dickinsfield your next chapter. Let's dive into what makes this a layout that works for your busy lifestyle. Three be or a king-sized bed and features not one but two c - ideal for morning coffees or evening relaxation. T ern finishes, and a dishwasher? Yes, please! **A Sp ydates, movie nights, or even a home gym. It's a fi lk about bathrooms: this home features a renovate ent bath. No more morning lineups! **Outdoor Peri ts, or just enjoying the fresh air. It's the perfect sp ented area, this home is steps from everything you ng, or just enjoying nature? Absolutely. And don't re** The sellers rave about the peaceful neighbour ether you're walking the trails, sending the kids to sier and more enjoyable. With condo fees at just \$ ready to make 155D Dickins Drive your new addres . Are you ready to say yes to this address?	home such a fantastic find. Space for Everyor edrooms mean everyone has their own spot to losets. No more fighting for storage space! The factor of the Kids (or Your Hobbies)** The rec ro lexible space designed to meet your needs, wi ed main bath with a modern 4-piece setup, pluk ks** The fully fenced backyard is your private boot to host a summer BBQ or let the kids run wi need. Schools? You've got them, from Pre-K forget the proximity to shopping, restaurants hood, the convenience of nearby amenities, a bo school, or grabbing dinner at a local restaura 250/month, you'll have peace of mind knowing	ne With over 1,100 square feet of living o unwind, and the primary bedroom is a he living room is bright and welcoming, anized, and the renovated kitchen oom downstairs is carpet-free and thatever they might be. **Comfort us a handy half-bath on the main level retreat. With a corner lot, you've got wild. **The Neighbourhood You'll Love** to Grade 6. Parks and playgrounds? s, and even a gas station for quick and the sense of community that comes rant, this home connects you to g your exterior maintenance and snow



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











