



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**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

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Fort McMurray**  
Year Built: **1982**

Finished Floor Area  
Abv Sqft: **1,104**  
Low Sqft:  
Ttl Sqft: **1,104**

DOM

**13**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **Townhouse**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking  
Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **Back Yard**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Laminate Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`1" x 11`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`7" x 10`11"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`0" x 10`2"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`5" x 11`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`1" x 10`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 10`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`9" x 11`11"</b>
<b>Laundry</b>	<b>Basement</b>	<b>5`1" x 11`5"</b>
<b>Storage</b>	<b>Basement</b>	<b>5`8" x 6`9"</b>

Legal/Tax/Financial

Condo Fee:  
**\$250**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **8220747**

Remarks

Pub Rmks: **Welcome home to this charming two-story townhome in the heart of Dickinsfield! Designed with first-time buyers in mind, this property is more than just a house - it's the perfect place to start your next chapter. Let's dive into what makes this home such a fantastic find. Space for Everyone With over 1,100 square feet of living space, this townhome offers a layout that works for your busy lifestyle. Three bedrooms mean everyone has their own spot to unwind, and the primary bedroom is a standout - it's large enough for a king-sized bed and features not one but two closets. No more fighting for storage space! The living room is bright and welcoming, with easy access to the deck - ideal for morning coffees or evening relaxation. The separate dining room keeps mealtime organized, and the renovated kitchen makes cooking a breeze. Modern finishes, and a dishwasher? Yes, please! \*\*A Spot for the Kids (or Your Hobbies)\*\* The rec room downstairs is carpet-free and ready for anything - think playdates, movie nights, or even a home gym. It's a flexible space designed to meet your needs, whatever they might be. \*\*Comfort Meets Convenience\*\* Let's talk about bathrooms: this home features a renovated main bath with a modern 4-piece setup, plus a handy half-bath on the main level and a new three piece basement bath. No more morning lineups! \*\*Outdoor Perks\*\* The fully fenced backyard is your private retreat. With a corner lot, you've got extra space for gardening, pets, or just enjoying the fresh air. It's the perfect spot to host a summer BBQ or let the kids run wild. \*\*The Neighbourhood You'll Love\*\* Located in a quiet, family-oriented area, this home is steps from everything you need. Schools? You've got them, from Pre-K to Grade 6. Parks and playgrounds? Check. Trails for walking, biking, or just enjoying nature? Absolutely. And don't forget the proximity to shopping, restaurants, and even a gas station for quick stops. \*\*Why You'll Fall in Love\*\* The sellers rave about the peaceful neighbourhood, the convenience of nearby amenities, and the sense of community that comes with living in Dickinsfield. Whether you're walking the trails, sending the kids to school, or grabbing dinner at a local restaurant, this home connects you to everything that makes life easier and more enjoyable. With condo fees at just \$250/month, you'll have peace of mind knowing your exterior maintenance and snow removal are covered. Are you ready to make 155D Dickins Drive your new address? Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?**

Inclusions: **fridge, stove, dishwasher, microwave, washer, dryer**  
Property Listed By: **RE/MAX FORT MCMURRAY**

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







