



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**239 DICKINS Drive, Fort McMurray T9K1N2**

MLS®#: **A2185467**

Area: **Dickinsfield**

Listing Date: **01/07/25**

List Price: **\$469,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1981**  
Lot Information  
Lot Sz Ar: **6,194 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,062**  
Low Sqft:  
Ttl Sqft: **1,062**

DOM

**8**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Level**  
Park Feat: **Boat,Double Garage Detached,Driveway,Front Drive,Garage Door Opener,Heated Garage,Insulated,Off Street,Parking Pad,Side By Side**

Utilities and Features

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

Construction: **Aluminum Siding**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Electric Water Heater,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Central Vacuum,Separate Entrance,Storage**  
Utilities: **Electricity Connected,Natural Gas Connected,Garbage Collection,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 9`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`7" x 11`0"</b>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>4`3" x 4`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 9`8"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>11`4" x 4`8"</b>
<b>Kitchenette</b>	<b>Lower</b>	<b>12`6" x 12`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`6" x 8`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 6`11"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`6" x 4`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 9`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 10`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`8" x 13`6"</b>
<b>Family Room</b>	<b>Lower</b>	<b>14`3" x 9`11"</b>

Title: **Fee Simple**  
Zoning: **R1**  
Legal Desc: **8022551**

Remarks

Pub Rmks: **239 Dickins Drive is the perfect fully developed family home with a double garage on an almost 6200 sq ft lot and it's ready to be yours! First let's talk about location - situated in the family friendly neighborhood of Dickinsfield, this 5 bedroom home is walking distance to parks, playgrounds, schools, amenities and Fort McMurray's gem - the Birchwood trails! Upon entering, you will find this home to be warm and inviting - a foyer leads you to a bright and spacious living room and carries on to the eat in kitchen. Floor to ceiling beautiful espresso cabinetry, shiny new stainless steel kitchen appliances, a spacious dining area and a moveable kitchen island with raised breakfast bar make for the perfect heart to this home. Down the hall, you will find the primary suite with updated 2 piece ensuite, two good size bedrooms with modern accent walls and plush carpets, and the 4 piece bath. The lower level of the home has been ideally laid out with an open concept kitchenette and family room as well as a huge bedroom, a fifth bedroom/den, a 3 piece bath, the laundry room and lots of storage. The separate entrance to the basement means the lower level can be used as an in-law/nanny suite as well! Outside you will find a large private yard that is fully fenced (with a 20 ft gate for getting the toys in!) perfect for kids, pets and enjoying those summer nights around a campfire. Two sheds allow for storage of ATVs, toys and tools which allows you the space to actually enjoy all of your double detached heated garage! Other perks of this home include an oversized driveway (boat/trailer parking), central air, new HWT tank in 2024, a site bus stop out the front door and no neighbors on one side of the property!**

Inclusions: **n/a**  
Property Listed By: **COLDWELL BANKER UNITED**

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













