



THE
A-TEAM

**RE/MAX
FIRST**

223 DICKINS Drive, Fort McMurray T9K 1N2

MLS®#: **A2185661**

Area: **Dickinsfield**

Listing Date: **01/08/25**

List Price: **\$479,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$11k, 22-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1981**

Finished Floor Area
Abv Sqft: **1,691**
Low Sqft:
Ttl Sqft: **1,691**

DOM

45
Layout
Beds: **5 (4 1)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **6,672 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Fruit Trees/Shrub(s),Garden,Landscaped,Lawn,Private**
Park Feat: **Additional Parking,Heated Garage,Insulated,Single Garage Attached,Tandem,Workshop in Garage**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Hardwood,Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,See Remarks,Washer/Dryer**
Int Feat: **Built-in Features,Central Vacuum,Kitchen Island,Laminate Counters,Pantry,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`3"
4pc Bathroom	Upper	9`9" x 4`11"
Bedroom	Upper	9`9" x 11`2"
Bedroom - Primary	Upper	13`5" x 12`2"
Bedroom	Basement	9`5" x 15`9"

Room	Level	Dimensions
2pc Ensuite bath	Upper	5`0" x 4`3"
Bedroom	Upper	9`9" x 12`0"
Bedroom	Upper	10`4" x 8`3"
4pc Bathroom	Basement	9`3" x 5`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8022551

Remarks

Pub Rmks:

BEAUTIFUL CURB APPEAL ON THIS FULLY DEVELOPED HOME ON THIS CHARMING DICKINSFIELD HOME WITH OVER 2400 SQ FT OF LIVING SPACE AND ON JUST UNDER A 7000 SQ FT LOT! Situated on a huge beautifully landscaped and fenced lot (see summer photos) with a DETACHED HEATED WORK SHOP 15x14 with an overhead garage door, large deck with gazebo, swing set, in ground built in fire pit, extended front driveway for 4 car parking and RV parking, and an ATTACHED HEATED garage (24x13) with direct access to the home. This family home is not only located in the desirable neighbourhood of DICKINSFIELD it is located a hop skip and a jump from 2 highly rated Elementary schools, and you have quick access to site and city bus stops, and birch wood trail system. Once the curb appeal and location steal your heart, step inside this home offers loads of room for a growing family that includes 5 bedrooms and 4 baths. The main level greets you with a large foyer that can lead you to both the back and front living areas. The front great room offers a French door and hard wood floors. The back living area features a sunken living room, then a large, upgraded kitchen with wrap around breakfast bar and eating nook with garden doors leading to your yard. In addition, the kitchen features a pantry, stainless appliances, a built-in spice rack with a custom sliding door, soft close cabinetry, tile back splash and garburator. Over the sink you have a large window where you can watch your children play in the yard while you cook dinner. This main level is also complete with a formal dining room and a 2-pc powder room. Upstairs you have the rare find of 4 bedrooms and 2 baths. The main 4pc bathroom has been updated and offers a large soaker tub. The fully developed basement has a large family room, full bathroom and a huge 5th bedroom with walk-in closet and an updated egress window. Other upgrades to this home include Shingles 2015, fresh neutral paint, new hot water tank 2019, new front window and door 2016, basement windows in 2018, updated deck, landscaping and the addition of the mentioned back workshop. This home is a must see book your personal tour today!

Inclusions:
Property Listed By:

**Fridge, stove, dishwasher, washer, dryer, window coverings, garage heater, electric heater in workshop, tv mount in master bedroom, swing set
COLDWELL BANKER UNITED**

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











