



THE
A-TEAM

**RE/MAX
FIRST**

149 KENNEDY Crescent, Fort McMurray T9K1M8

MLS®#: **A2186854**

Area: **Dickinsfield**

Listing Date: **01/13/25**

List Price: **\$459,999**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,331**
Low Sqft:
Ttl Sqft: **1,331**

Lot Information

Lot Sz Ar: **6,333 sqft**
Lot Shape:

DOM

39
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Interior Lot, Landscaped**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit, Storage**

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
Int Feat: **Ceiling Fan(s), Central Vacuum, Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`4" x 15`8"
Kitchen	Main	11`1" x 17`3"
4pc Ensuite bath	Main	5`2" x 10`1"
Bedroom	Main	12`6" x 9`6"
Bedroom	Basement	12`10" x 12`0"
4pc Bathroom	Basement	9`4" x 6`6"
Game Room	Basement	32`0" x 27`8"

Room	Level	Dimensions
Dining Room	Main	9`9" x 13`0"
4pc Bathroom	Main	5`0" x 8`0"
Bedroom - Primary	Main	10`8" x 13`5"
Bedroom	Main	12`6" x 9`6"
Bedroom	Basement	12`10" x 12`1"
Furnace/Utility Room	Basement	12`8" x 9`3"

Title: **Fee Simple**
Legal Desc: **8022553**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to 149 Kennedy Crescent, a beautifully maintained bungalow nestled in the heart of the family-friendly Dickensfield neighbourhood of Fort McMurray. Perfectly situated just steps from the scenic Birchwood Trails and fantastic elementary schools, this home offers a wonderful blend of comfort, convenience, and community charm. As you step inside, you'll be greeted by a bright and cozy living room featuring a charming fireplace, creating the perfect spot for family gatherings or quiet evenings at home. The timeless kitchen boasts full-height oak cabinetry and sleek stainless steel appliances, providing ample space for meal prep and family dinners at the adjacent full-sized dining space. With three spacious bedrooms on the main floor, including a primary with a full ensuite bathroom, there's plenty of room for everyone to enjoy their own private space. Downstairs, the fully developed basement adds even more living area with two additional bedrooms, a third full bathroom, and a large, welcoming family/rec room. The basement's large windows offer full egress, ensuring safety and plenty of natural light. Outdoor living is just as inviting, with a mostly fenced backyard offering Western-facing exposure—perfect for soaking up the afternoon and evening sun. The expansive driveway leads to an oversized 24x24 heated garage with built-in shelving, providing excellent storage and workspace for all your family's needs. Recent updates, including new shingles in 2022, a new hot water tank in 2023, and all-new windows (excluding the living room) installed in 2023, offer added value and peace of mind. Set in a vibrant community with easy access to outdoor recreation, shopping, and schools, this home is ideally suited for families looking to settle into a warm and welcoming neighbourhood. Don't miss the chance to make 149 Kennedy Crescent your new family home—schedule your private showing today and see all that this wonderful property has to offer!**

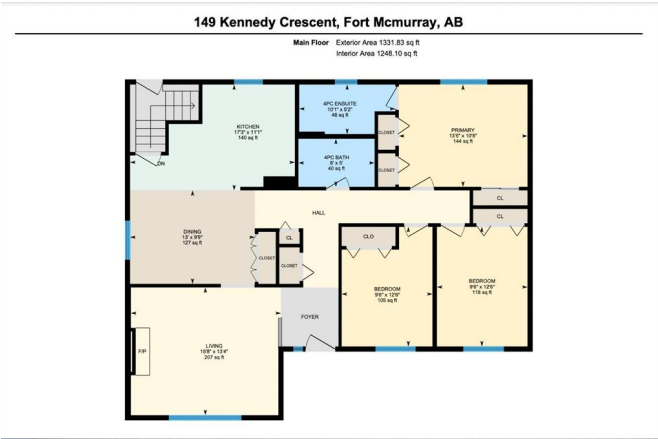
Inclusions: **Fridge, stove, dishwasher, fridge downstairs, washer and dryer, Atrium at the back door, remotes x2 for garage door, Large work table and all fixed cabinets in the garage, lawnmower.**

Property Listed By: **EXP REALTY**

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



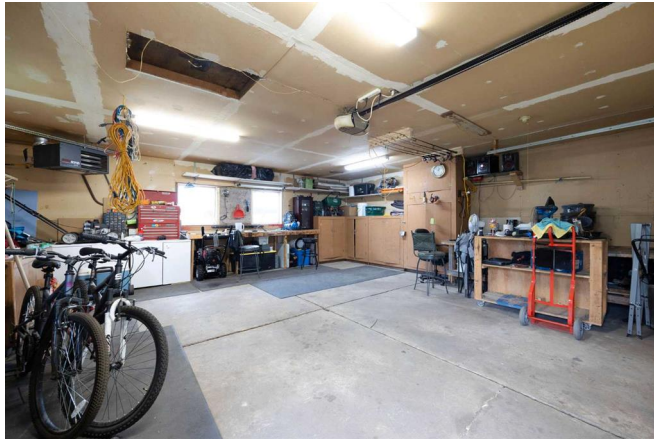






149 Kennedy Crescent, Fort McMurray, AB

Basement (Below Grade) Exterior Area 1202.78 sq ft
Interior Area 1123.85 sq ft



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Measurement Diagram for Detached Garage
Exterior Wall Thickness: 4.5 in

