



THE
A-TEAM

**RE/MAX
FIRST**

152 CRUICKSHANK Road, Fort McMurray T9K 1L3

MLS®#: **A2187780**

Area: **Dickinsfield**

Listing Date: **01/15/25**

List Price: **\$399,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1986**
Lot Information
Lot Sz Ar: **4,174 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,118**
Low Sqft:
Ttl Sqft: **1,118**

DOM

5
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,No Neighbours Behind,Landscaped**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dryer,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer**
Int Feat: **See Remarks,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	9`6" x 8`0"
Bedroom	Main	9`0" x 12`0"
Kitchen	Main	8`4" x 9`7"
Bedroom - Primary	Main	22`0" x 9`9"
Bedroom	Basement	17`5" x 12`0"
Furnace/Utility Room	Basement	9`0" x 10`0"

Room	Level	Dimensions
4pc Bathroom	Main	9`0" x 5`0"
Dining Room	Main	9`8" x 9`7"
Living Room	Main	14`7" x 17`0"
3pc Bathroom	Basement	7`9" x 8`0"
Game Room	Basement	22`0" x 33`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2

8022551

Remarks

Pub Rmks: **BACKS ONTO A SCHOOL! RENOVATED TOP TO BOTTOM! Welcome to your dream starter home in the sought-after Dickinsfield neighborhood! This charming bungalow has been completely transformed with modern renovations, making it perfect for first-time homeowners. Situated with no neighbors behind and backing onto the school fields of Sister Mary Phillips and Ecole Dickinsfield elementary schools, this location offers both convenience and get for resale value. Step inside to be greeted by a professionally renovated interior, featuring a stylish two-toned kitchen boasting cabinets reaching to the ceiling, trendy gold accents, stainless steel appliances, and a sleek modern backsplash. The kitchen flows seamlessly into a cute dining nook, complete with a bay window featuring a charming window seat and a convenient coffee bar for added storage. Natural light floods the bright living room through the large front window, while durable vinyl plank and tile flooring extend throughout the main level. Down the hallway, discover a separate side entrance to the basement, two inviting bedrooms, and a beautifully renovated 4-piece main bathroom, complete with a clawfoot tub, new flooring, a fresh vanity, and stylish gold fixtures. The oversized primary bedroom boasts two large windows and an ensuite featuring a spacious vanity and a stunning walk-in tiled shower. The basement offers even more space to relax and entertain, with a generous family room featuring upgraded carpet and underlay, a cozy gas fireplace, and a convenient wet bar. Additionally, you'll find another 3-piece bathroom and an oversized third bedroom downstairs. Step outside to the sunny backyard oasis, complete with a ground-level deck wired for a future hot tub, a shed for storage, garden beds, and ultimate privacy with no rear neighbors. Mechanical updates include a new furnace in 2023, a hot water on demand system installed in 2022, and new central AC in 2024. With nothing left to do but unpack, this home is truly a turnkey opportunity for first-time homeowners. Don't miss out on the chance to make this beautiful home your own—call today to schedule a viewing!**

Inclusions: **Fridge, stove, dishwasher, shed, washer, dryer, central ac, surround sound in basement (neg)**
Property Listed By: **RE/MAX FORT MCMURRAY**

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







