



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**145 KENNEDY Crescent, Fort McMurray t9k 1m8**

MLS®#: **A2189777**

Area: **Dickinsfield**

Listing Date: **01/23/25**

List Price: **\$650,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1985**

Finished Floor Area  
Abv Sqft: **1,931**  
Low Sqft:  
Ttl Sqft: **1,931**

Lot Information

Lot Sz Ar: **6,300 sqft**  
Lot Shape:

DOM

**7**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped**  
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Brick,Composite Siding,Wood Frame**  
Flooring: **Carpet,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Storage,Vinyl Windows,Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`1" x 8`9"
Bedroom	Main	15`9" x 9`11"
Den	Main	5`7" x 13`11"
Family Room	Main	12`1" x 16`6"
Living Room	Main	12`4" x 12`11"
Bedroom - Primary	Main	11`7" x 13`11"
4pc Bathroom	Basement	5`10" x 7`10"

Room	Level	Dimensions
4pc Ensuite bath	Main	6`0" x 9`8"
Bedroom	Main	13`10" x 12`9"
Dining Room	Main	9`0" x 9`9"
Kitchen	Main	18`1" x 15`4"
Pantry	Main	5`8" x 8`7"
Walk-In Closet	Main	6`0" x 7`7"
Bedroom	Basement	9`3" x 11`4"

Laundry  
Storage  
Bedroom

Basement  
Basement  
Basement

7`6" x 8`3"  
5`10" x 14`11"  
10`11" x 11`10"

Game Room  
Furnace/Utility Room

Basement  
Basement

32`0" x 43`11"  
7`6" x 8`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**8022553**

Remarks

Pub Rmks:

**Welcome to this stunning modern masterpiece in the highly sought-after neighborhood of Dickinsfield! This home has been completely transformed with no detail overlooked. As you step inside, you're greeted by an open-concept design that flows seamlessly from the bright, white kitchen to the cozy living spaces. This kitchen boasts a massive walk-in pantry, sleek finishes, and plenty of room to entertain. The main floor features vinyl plank flooring and a charming wood-burning fireplace. A delightful sitting room just off the kitchen—perfect for relaxing with a book or hosting guests. The primary suite is a true retreat, offering a spa-like ensuite with dual sinks, a spacious walk-in shower, and a walk-in closet that will impress. With three bedrooms upstairs and a triple attached garage, this home is designed for family living. The fully developed basement adds two additional bedrooms, a massive recreation area, ample storage, and the second wood-burning fireplace to create a warm, inviting space. Enjoy the luxury of space in every corner of this home, from the generous storage areas to the expansive layout that offers plenty of room for family and guests. This modern marvel is move-in ready, waiting to be called home. Don't miss this rare opportunity—schedule your showing today! This home truly has it all.**

Inclusions:  
Property Listed By:

**N/A**  
**EXP REALTY**

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









