



THE
A-TEAM

**RE/MAX
FIRST**

206 KENNEDY Crescent, Fort McMurray T9K 1M8

MLS® #: **A2196995**

Area: **Dickinsfield**

Listing Date: **02/27/25**

List Price: **\$539,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$25k, 27-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1981**
Lot Information
Lot Sz Ar: **7,488 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,790**
Low Sqft:
Ttl Sqft: **1,790**

DOM

93
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Gazebo,Greenbelt,Landscaped,No Neighbours Behind**
Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Barbecue,Private Yard**

Construction: **Brick,Cedar**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Freezer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`11" x 9`9"
Living Room	Main	15`3" x 12`10"
4pc Bathroom	Second	7`6" x 8`5"
Bedroom	Second	9`2" x 9`7"
3pc Bathroom	Lower	10`5" x 9`6"
Family Room	Lower	20`7" x 12`6"
Storage	Basement	6`10" x 8`6"

Room	Level	Dimensions
Kitchen	Main	11`7" x 11`9"
2pc Bathroom	Second	7`6" x 4`7"
Bedroom	Second	9`2" x 9`9"
Bedroom - Primary	Second	13`3" x 13`7"
Bedroom	Lower	9`8" x 12`10"
Game Room	Basement	17`2" x 10`10"
Other	Basement	4`8" x 5`11"

Walk-In Closet	Basement	6`10" x 4`1"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:		Zoning: R 1	
	8022553		Remarks
Pub Rmks:	DICKENS FIELD Greenbelt location, backing onto one of the cutest toboggan Hills in and one of the most sought-after neighbourhoods in Fort McMurray. As you come up the walkway of this beautiful four level split. You will notice the detached garage that is heated, ample parking and maintenance free exterior. As you enter the home, you're greeted by a nice size entryway with not one but 2 coat closets. 3 steps up and you step into the spacious living room with hardwood flooring and large window to let in all the natural light. In the upper level You have three spacious bedrooms. The master bedroom has a two-piece ensuite and there is a four-piece renovated bathroom on this level as well. The third level down features another three-piece bathroom and laundry room combination. 1 more good size bedroom, large family room with more large windows. The third level down features another spacious flex area, which could be used for an exercise room playroom for the kids or as it's previous use a large sewing room. Also more storage which there is no shortage of in this property. The recently renovated kitchen boasts granite countertop, stainless steel appliances and loads of beautiful white kitchen cupboard, the entertainment buffet bar with built in wine fridge is perfect for Sunday brunch. The garden doors off the kitchen lead out to a beautiful back deck with a gazebo that has a roof and a gas BBQ with permanent gas hook up. (and the BBQ stays) perfect place to entertain family and friends this summer time . Or your own secluded spot to watch the sun set. This lot size is over 7488 sq feet and the fully fenced back yard is huge. The perfect place for the kids and pets to roam. The property has received renovations over the past few years, which includes a new roof one and a half years ago, kitchen renovations, and bath renovations as well 2019. Close to schools, shopping and the bus route and the beautiful birchwood trails.		
Inclusions: Property Listed By:	Existing S/S Fridge, Stove, Dishwasher, All existing window coverings, Shed, fire pit, Gazabo, ROYAL LEPAGE BENCHMARK		

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







