



THE
A-TEAM

**RE/MAX
FIRST**

122 BRINTNELL Road, Fort McMurray T9K1K4

MLS®#: **A2197130**

Area: **Dickinsfield**

Listing Date: **03/03/25**

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

Status: **Active**

County: **Wood Buffalo**

Change: **-\$25k, 19-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1983**

Finished Floor Area
Abv Sqft: **1,241**
Low Sqft:
Ttl Sqft: **1,241**

DOM

28
Layout
Beds: **6 (3 3)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **8,296 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,No Neighbours Behind,Other,Pie Shaped Lot,Street Lighting**
Park Feat: **Double Garage Attached,Driveway,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Wood Siding**
Flooring: **Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Central Vacuum,Open Floorplan,See Remarks,Walk-In Closet(s),Wood Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	4`7" x 5`6"	4pc Bathroom	Main	6`9" x 7`8"
Bedroom	Main	11`2" x 10`8"	Bedroom	Main	11`2" x 10`5"
Bedroom - Primary	Main	11`8" x 13`11"	Dining Room	Main	11`8" x 9`5"
Kitchen	Main	11`3" x 11`4"	Living Room	Main	15`4" x 13`11"
3pc Bathroom	Basement	11`6" x 5`4"	Bedroom	Basement	12`9" x 8`5"
Bedroom	Basement	12`11" x 9`0"	Family Room	Basement	13`1" x 16`11"

**Game Room
Furnace/Utility Room**

**Basement
Basement**

**17`5" x 23`9"
13`1" x 7`3"**

Bedroom

Basement

13`1" x 8`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8022549

Zoning:
R1

Remarks

Pub Rmks:

Welcome to 122 Brintnell Road: Located in the highly desired neighbourhood of Dickinsfield, situated on a massive OVER 8,000 SQFT PIE SHAPED LOT. This bi-level home offers 6 bedrooms, 3 bathrooms, an ATTACHED HEATED DOUBLE CAR GARAGE, and the bonus of having no neighbours behind you. As you step into the main level you are greeted with an open concept living space with an abundance of natural light coming from the beautiful bay window in the living room and hardwood flooring. Just off your great sized dining room are sliding glass doors leading to your oversized back deck, and an enormous fully fenced private backyard. The kitchen features all stainless steel appliances, trendy dark blue cabinetry, butcher block countertops, and windows above the sink overlooking your backyard. As you continue through the main level there is a 4pc bathroom, primary bedroom featuring a walk-in closet + 2pc ensuite, as well as 2 more spacious bedrooms. The fully finished lower level offers a cozy family room with a brick facing wood-burning fireplace and a massive rec/games room all finished with new laminate flooring. Additionally, there are 3 great sized bedrooms and a 3pc bathroom with a gorgeous tiled shower. This is the perfect family home with an amazing location to match being within walking distance to 2 highly rated Elementary schools, parks, the Birchwood trail system, shopping, site/city bus stops, and more! Take advantage of this opportunity to own at an affordable price - call today to schedule a personal tour!

Inclusions:
Property Listed By:

**AS IS WHERE IS
COLDWELL BANKER UNITED**

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









