



THE
A-TEAM

**RE/MAX
FIRST**

218 KENNEDY Crescent, Fort McMurray T9K 1M8

MLS® #: **A2205386**

Area: **Dickinsfield**

Listing Date: **03/24/25**

List Price: **\$439,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1981

Lot Information

Finished Floor Area

Abv Sqft:

1,286

Low Sqft:

Lot Sz Ar:

6,241 sqft

Ttl Sqft:

1,286

Lot Shape:

DOM

68

Layout

Beds:

5 (3 2)

Baths:

2.5 (2 1)

Style:

Bungalow

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

See Remarks

Driveway,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

See Remarks

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

See Remarks

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Ensuite bath	Main	
4pc Bathroom	Basement	
Bedroom	Main	7`4" x 5`11"
Great Room	Main	12`10" x 8`0"
Family Room	Main	14`1" x 16`1"
Bedroom	Basement	25`1" x 15`2"
Bedroom	Basement	12`3" x 12`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	
Bedroom	Main	10`2" x 10`11"
Bedroom - Primary	Main	12`10" x 11`6"
Dining Room	Main	10`7" x 9`11"
Kitchen	Main	10`2" x 11`3"
Bedroom	Basement	11`7" x 11`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8022553

Remarks

Pub Rmks:

HUGE YARD! GARAGE! FALL IN LOVE WITH THIS BEAUTIFUL RENOVATED 5 BEDROOM,, 2.5 BATHS, FAMILY HOME IN SOUGHT OUT NEIGHBORHOOD OF DICKENSFIELD! So many things to LOVE! Imagine your kids playing in the HUGE back yard or how about cooking your favorite meal in your updated WHITE kitchen! Designed with a Modern farmhouse flare this home has lots to offer the savvy buyer! This unique home features lots of space to entertain family and friends. Enjoy your very own Sunken Living room with wood fireplace, step up to your dining and kitchen area. The main floor features 3 good size bedrooms with the Primary bedroom having its own 2 PC ensuite and Patio door leading to a HUGE Deck, enjoy your morning coffee soaking in the sun rays or listening to mother nature! The attached 23' x 18' garage makes a great addition to storing your toys! Renovations include updated kitchen and bathrooms, updated laminate flooring, painted in neutral colors throughout. There is a SEPARATE Entrance to the basement that is developed with 2 bedrooms, flex room, a HUGE Family room and laundry. Renovations include: (2012) Windows Updated, gutters replaced, fence replaced. All interior doors were replaced in 2013. New Tub Surround was installed and toilet was replaced (2019) in basement bath. New sump was installed, and blower motor in furnace replaced (2019), New Blinds were installed (2021), New flooring and fireplace was updated, new floor vents installed, kitchen countertops were replaced and cabinets refreshed, front entrance closet door and front and side door including door frames were replaced. (2021) . Other renovations included Updated fixtures, light fixtures, ceiling fans, switches, New Shingles were installed (2023) and new patio door, deck and steps at back was replaced (2023). Basement freshly painted in 2023. There NOTHING TO DO but MOVE IN! If you are looking for a home that is super nice and in a great neighborhood, within walking distance to schools, shopping, transportation route and all amenities! MAKE THIS YOUR HOME TODAY! CALL FOR YOUR PERSONAL TOUR AND START PACKING!

Inclusions:
Property Listed By:

**Fridge, stove, dishwasher, washer/dryer, all window blinds
RE/MAX Connect**

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









