



THE
A-TEAM

**RE/MAX
FIRST**

138 LEIGH Crescent, Fort McMurray T9K 1K6

MLS® #: **A2208717**

Area: **Dickinsfield**

Listing Date: **04/07/25**

List Price: **\$379,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$5k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **944**

Low Sqft:

Ttl Sqft: **944**

Lot Information

Lot Sz Ar: **5,651 sqft**

Lot Shape:

DOM

33

Layout

Beds: **4 (2 2)**

Baths: **2.0 (2 0)**

Style: **Bi-Level**

Parking

Ttl Park: **4**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Few Trees,Garden,Landscaped,Lawn
Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit,Private Entrance,Storage**

Construction:

Stucco

Flooring:

Carpet,Hardwood,Linoleum,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Freezer,Microwave,Refrigerator,Stove(s),Washer

Int Feat:

Kitchen Island,Separate Entrance

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Living Room

Bedroom

Family Room

Level

Main

Main

Main

Basement

Basement

Dimensions

5`0" x 8`0"

8`2" x 12`7"

11`1" x 19`0"

10`4" x 8`0"

13`10" x 20`2"

Room

Bedroom - Primary

Kitchen

4pc Bathroom

Bedroom

Storage

Level

Main

Main

Basement

Basement

Basement

Dimensions

11`7" x 14`4"

11`0" x 12`6"

9`11" x 7`4"

13`4" x 13`11"

3`2" x 8`2"

Furnace/Utility Room	Basement	10`3" x 9`11"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1	
Legal Desc:	8022549		Remarks
Pub Rmks:	Welcome to 138 Leigh Crescent - a 4-bedroom, 2-bathroom bi-level located just steps from the scenic Birchwood Trails. The main level offers a functional layout with a bright living room, dining area, and kitchen equipped with a stove, fridge, microwave, and dishwasher. Two bedrooms and a recently updated full bathroom with a tub/shower combo complete the main floor. Downstairs, you'll find two more bedrooms, another full bathroom, a spacious laundry room, and a large rec room with plenty of space for relaxing or entertaining. The home has been freshly painted in a neutral tone and features a brand new high-efficiency furnace for added value and efficiency. Outside, the large fenced yard offers lots of space to enjoy the outdoors, including a fire pit, garden beds ready for summer planting, a large shed for storage, and an additional garden shed off the patio for your tools and equipment. The paved driveway provides ample parking, with room for all your toys - even a travel trailer. With direct access to year-round outdoor activities on the Birchwood Trails, this property is full of potential and just waiting for its next chapter.		
Inclusions:	Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Deep Freezer		
Property Listed By:	People 1st Realty		

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









