



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**161 DAKIN Drive, Fort McMurray T9K0Y1**

MLS® #: **A2208796**

Area: **Parsons North**

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

List Price: **\$389,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Fort McMurray**

Year Built:

**2012**

Lot Information

Lot Sz Ar:

**2,875 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,400**

Low Sqft:

Ttl Sqft:

**1,400**

DOM

**15**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Attached-Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**

Int Feat:

**Kitchen Island,Sump Pump(s),Vinyl Windows**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**ND**

Legal Desc:

**1220214**

Remarks

Pub Rmks:

**Welcome to 161 Dakin Drive, Parsons Creek! This inviting duplex, located in a cozy and family-friendly neighborhood, offers the perfect blend of style and**

functionality. The charming front porch and private rear deck provide great spaces for relaxation and outdoor enjoyment. The property also features a convenient parking pad with plenty of room for your vehicles. Step inside to discover a thoughtfully designed main floor with a cozy living room featuring a fireplace—perfect for those chilly evenings. The kitchen is both stylish and practical, offering plenty of counter space and storage, along with a bright eating area that's ideal for family meals or entertaining guests. Upstairs, you'll find 3 spacious bedrooms, including a master retreat with a walk-in closet and full ensuite bathroom. The bonus landing area is perfect for an office, playroom, or chill zone, and the upstairs laundry adds extra convenience to your daily routine. The basement, complete with a separate side entrance, is a blank canvas awaiting your personal touch—perfect for future development or a potential basement suite. Don't miss this gem in the sought-after Parsons Creek community. Book your private tour today!

Inclusions:

Property Listed By:

n/a

**EXP REALTY**

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











