



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**239 DICKINS Drive, Fort McMurray T9K 1N2**

MLS®#: **A2208877**

Area: **Dickinsfield**

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

List Price: **\$419,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 06-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1981**

Lot Information

Finished Floor Area

Lot Sz Ar:

**6,194 sqft**

Lot Shape:

Abv Sqft:

**1,062**

Low Sqft:

Ttl Sqft:

**1,062**

DOM

**94**

Layout

Beds:

**5 (3 2 )**

Baths:

**2.5 (2 1)**

Style:

**Bungalow**

Parking

Ttl Park:

**5**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Street Lighting,Yard Lights**

**Double Garage Detached,Front Drive,Heated Garage,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**

Sewer: **Fire Pit,Lighting,Private Yard,Storage**  
Ext Feat:

Construction: **Aluminum Siding**  
Flooring:

**Carpet,Hardwood**  
Water Source:

Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Water Heater,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Central Vacuum,Separate Entrance,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`7" x 11`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 6`11"</b>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>4`3" x 4`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 10`6"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>12`0" x 12`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`8" x 13`6"</b>
<b>Laundry</b>	<b>Basement</b>	<b>10`8" x 14`3"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 9`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 9`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 9`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`6" x 4`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`3" x 9`11"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>11`4" x 4`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`6" x 8`11"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**8022551**

Remarks

Pub Rmks:

**Welcome to 239 Dickins Drive! Sitting on a huge 6,193 sq ft lot, this 5 bedrooms and 2.5 bathrooms home in DICKINSFIELD has HEATED DETACHED DOUBLE GARAGE, NEW HWT TANK in 2024, NEW ROOF 2018, TWO SHEDS for extra storage, CENTRAL AIR and space for RV/BOAT PARKING. As you enter the foyer, you will be welcome into the bright and warm living room with oak hardwood flooring. At the back of the house is the dining room and kitchen featuring plenty of expresso cabinetry, NEW 2024 stainless steel appliances, moveable kitchen island with breakfast bar and windows overlooking the huge backyard. Down the hall you will find a 4-piece bathroom, featuring plush carpet flooring, NEW BLACK OUT BLINDS 2021 are the primary bedroom with an updated 2-piece ensuite and two good size bedrooms with modern accent walls. In the basement which can used as an in-law suite, you will find a kitchenette next to the family room, a large bedroom, a 3-piece bathroom and the laundry/utility room leading into a fifth bedroom or storage room. The huge fully fenced backyard with large 20 ft gate features a firepit and a deck great for summer family and friends' entertainment. The shed that is located behind the garage can fit a side-by-side or three snow mobiles. Walking distance to parks, playgrounds, schools and Birchwood trails! don't miss this opportunity to own this perfect family home and book your private showing today!**

Inclusions:  
Property Listed By:

**Fridge, Stove, Dishwasher, Washer, Dryer, Microwave & windows covering  
KIC Realty**

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

















