



THE
A-TEAM

**RE/MAX
FIRST**

149 MCCONACHIE Crescent, Fort McMurray T9K 1K8

MLS® #: **A2209903**

Area: **Dickinsfield**

Listing Date: **04/09/25**

List Price: **\$589,888**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1990

Lot Information

Lot Sz Ar:

6,630 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,161

Low Sqft:

Ttl Sqft:

1,161

DOM

10

Layout

Beds:

4 (3 1)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

8

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Corner Lot,Front Yard,Garden,Greenbelt,Landscaped,Lawn,Level,Private

Double Garage Attached,Driveway,Heated Garage,Insulated,Oversized,Parking Pad,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Private Yard,RV Hookup**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsm: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Freezer,Gas Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **8022549**

Zoning: **R1**

Remarks

Pub Rmks: **SEARCHING FOR A HOME THAT OFFERS PARKING GALORE, W/ RV PARKING PAD, A LARGE LANDSCAPED LOT & IN CLOSE PROXIMITY TO SCHOOLS, BIRCHWOOD**

TRAILS, AND IS MOVE-IN READY? 149 MCCONACHIE CRESCENT IS IT. The exterior of this home is exceptional & in the heart of Fort McMurray's vibrant community of Dickensfield. Featuring a large, meticulously kept 6630 sq ft yard w/ updated fencing, including gated access, a concrete parking pad that measures 31.6 ft long and 19.9 ft wide, it currently houses a 34.5 ft RV, + an additional 7 ft in length behind the parking pad. The exterior has extensive renovations, including new shingles & siding in 2016, new triple pane windows in 2021, new front concrete driveway with room for 4 cars, & an attached double heated garage. The yard itself features a beautiful deck, gardens, firepit area, & a storage run on the side with gated access. Step into a meticulously kept home glowing w/ pride of ownership. This custom-built home brings comfort, & charm. This 4-bedroom, 3-bathroom home is where quality speaks from every corner. The interior offers just under 2100 sq ft of living space, boasting hardwood floors, a front living room with vaulted ceilings. The kitchen features custom solid oak cabinetry, offering both style and storage, a large island, & a gas stove. The dining and living areas merge seamlessly, creating an open and inviting space for family gatherings. From your kitchen windows, you get views of the greenbelt and birchwood trails. The main level has 3 bedrooms, which provide ample space & the primary bedroom includes a walk-in closet and 3 pc ensuite. The bathrooms echo the home's overall theme, with updated fit and finishes. When it comes to practical upgrades, this home doesn't shy away. Recent enhancements alongside the ultra-efficient exterior renovations include an updated hot water tank and furnace in 2018, all new PEX plumbing in 2024, and to top it off, central air conditioning was added in 2022. The fully finished basement expands the living space considerably, with a large family room, air tight wood burning fireplace (that can heat the home) , custom woodwork that includes a bar, & built-in shelving. This lower level also features a 4th bedroom & full bathroom. In addition, this space offers large above-ground windows, giving this family room tons of natural light. To complete this level, you have your laundry room and an unbelievable amount of storage space. Not only is it rare to have this much parking, but you also have a location that sets this home apart from others is its proximity to amenities within the community, but it is only a block away from 2 of Alberta's highest-ranked elementary schools. Public and site transport is readily accessible via Dickins Drive. For leisure and recreation, you are next to the Birchwood trails, family walks and morning jogs. Call today to view this fantastic home!

Inclusions: Gas stove, microwave, fridge, dishwasher, freezer, central a/c, stools in kitchen, washer, dryer, garage heater, t.v. mounts, window coverings, central vac (as is where is)

Property Listed By: **COLDWELL BANKER UNITED**

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













