



THE
A-TEAM

**RE/MAX
FIRST**

201 LEIGH Crescent, Fort McMurray T9K 1K2

MLS® #: **A2210887**

Area: **Dickinsfield**

Listing Date: **04/11/25**

List Price: **\$424,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$25k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1981

Lot Information

Lot Sz Ar:

5,145 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,339

Low Sqft:

Ttl Sqft:

1,339

DOM

25

Layout

Beds:

4 (4)

Baths:

2.5 (2 1)

Style:

4 Level Split

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Landscaped,Private,See Remarks

Double Garage Attached,Driveway,Heated Garage,On Street,Oversized,Parking Pad,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**

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

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Wood

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s)**

Int Feat: **Bar,Central Vacuum,High Ceilings,Open Floorplan,Sauna,See Remarks,Wet Bar**

Utilities:

Room Information

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

Title:

Fee Simple

Legal Desc:

8022549

Zoning:

R1

Remarks

Pub Rmks: **Some homes capture your attention the moment you step inside and this one does just that. Rich with timeless charm and filled with opportunity, this home blends**

classic craftsmanship with key modern upgrades. Offering warmth, space, and character in one of the most desirable neighborhoods. Inside, you'll find hardwood floors bringing a sense of history and elegance to the main living spaces. The heart of the home is anchored by a true solid wood Craftsman kitchen and a beautiful brick fireplace that radiates charm. Enjoy the upgraded Nest thermostat, Ring doorbell cameras, NEWER carpet in the upstairs bedrooms, updated electrical components throughout and fresh windows to keep things comfortable and efficient. Move in with confidence with NEWER counters, appliances, including washer and dryer, hot water tank, and A/C. Downstairs, the tailored lower level is designed for entertaining—with a built-in bar, generous rec room and a versatile bonus space, ideal for cold storage, a home gym, or whatever your imagination envisions. continuing the theme of authenticity and warmth, A sauna and hot tub, add rare touches of relaxation, complimenting a beautiful three-season sunroom, overlooking a huge, private backyard with a new fence and ground level deck. The brick exterior hints at the home's enduring quality with an attached heated double garage, a smart layout, and solid bones - this home has a foundation that's both functional and full of possibility. Whether you're drawn to its character or inspired by its potential—this is a home that welcomes your story! and it would not be complete without mentioning that it is nestled beside boreal forest, trails, schools and just minutes from where the exciting New Ice District and Events Centre will be!

Inclusions:
Property Listed By:

Hot Tub, Sauna
ROYAL LEPAGE BENCHMARK

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









