



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**176 FULLERTON Drive, Fort McMurray T9K 1P8**

MLS® #: **A2214544**

Area: **Dickinsfield**

Listing Date: **04/23/25**

List Price: **\$319,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 30-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1981**

Lot Information

Lot Sz Ar:

**4,598 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**934**

Low Sqft:

Ttl Sqft:

**934**

DOM

**78**

Layout

Beds:

**3 (2 1 )**

Baths:

**2.0 (2 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Pie Shaped Lot**

**Double Garage Detached,Driveway**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Other**

Construction:

**Stucco**

Flooring:

**Carpet,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Pantry,Separate Entrance**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**8022551**

Zoning:

**R1S**

Remarks

Pub Rmks: **Unlock the potential at 176 Fullerton Drive, a gem nestled in the heart of Dickinsfield. This property offers a functional layout and tons of possibilities to create the**

home of your dreams. The main floor features a bright living room filled with natural light and a quaint eat-in kitchen overlooking the backyard. Two spacious bedrooms, including a primary bedroom with a generously sized closet, and a 4-piece bathroom complete this level. The basement, with its separate entrance, presents an incredible opportunity for future accommodations. It includes two generously sized bedrooms, a kitchenette, a 3-piece bathroom, a laundry area, and a large recreation room. Whether you're looking to accommodate extended family or create additional private living space, the flexibility of this space is a standout feature. Outside, the backyard is an inviting canvas for your landscaping dreams, while the property boasts a large garage and a spacious driveway for ample parking. With the right vision and effort, this home is ready for its glow-up. Don't miss out on this chance to create value and make it your own! Call today to book your personal viewing.

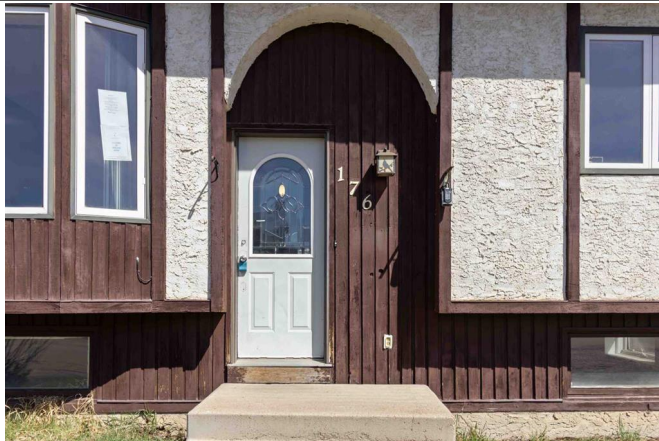
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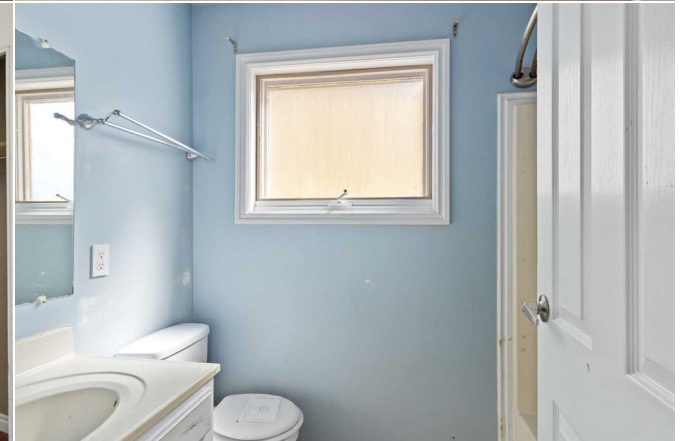
Property Listed By:

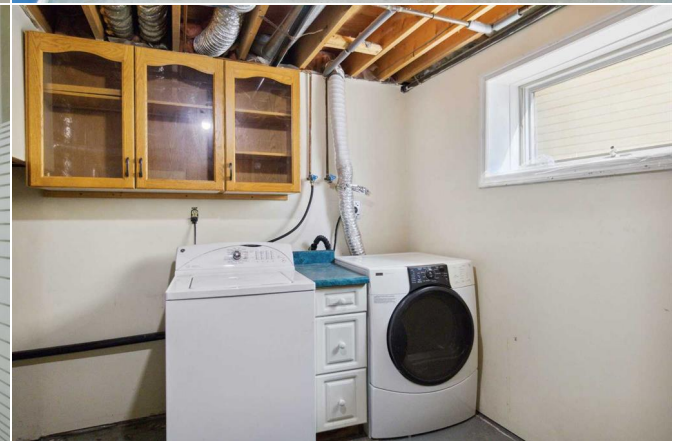
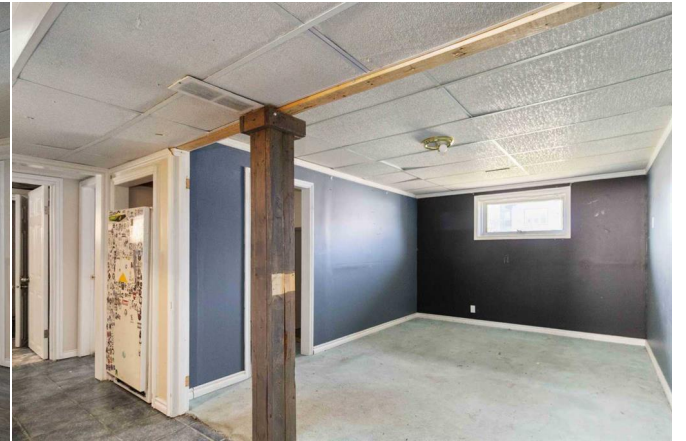
**Sold as is where is on possession**

**ROYAL LEPAGE BENCHMARK**

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







Basement (Below Grade) Exterior Area 910.16 sq ft  
Interior Area 748.86 sq ft  
Excluded Area 23.27 sq ft

