



THE
A-TEAM

**RE/MAX
FIRST**

122 DICKINS Close, Fort McMurray T9K 1X5

MLS® #: **A2220222**

Area: **Dickinsfield**

Listing Date: **05/14/25**

List Price: **\$499,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1985

Lot Information

Lot Sz Ar:

5,758 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,589

Low Sqft:

Ttl Sqft:

1,589

DOM

36

Layout

Beds:

4 (3 1)

Baths:

2.0 (2 0)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Greenbelt,Landscaped,Lawn
Double Garage Attached**

Utilities and Features

Roof: **Metal**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Hardwood,Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **None**
Int Feat: **Bookcases,Granite Counters,High Ceilings,See Remarks,Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	10`8" x 5`0"
Bedroom	Main	10`7" x 10`0"
Den	Main	11`0" x 12`0"
Foyer	Main	7`5" x 11`0"
Living Room	Main	17`4" x 15`4"
Bedroom	Basement	14`0" x 16`3"
Storage	Basement	9`5" x 12`4"

Room	Level	Dimensions
5pc Ensuite bath	Main	10`7" x 5`0"
Bedroom	Main	14`3" x 10`0"
Dining Room	Main	11`0" x 6`6"
Kitchen	Main	11`0" x 12`8"
Bedroom - Primary	Main	14`0" x 12`7"
Storage	Basement	12`0" x 18`4"
Storage	Basement	13`8" x 21`8"

Storage	Basement	15`3" x 12`0"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1	
Legal Desc:	8421271		Remarks
Pub Rmks:	Location, Curb Appeal & Endless Potential! Nestled in a quiet cul-de-sac, this sprawling 1,590 SQFT bungalow is a rare find—with the entire exterior redone in the past two years, the hard (and expensive) work is already done. Now it's your turn to transform the interior and create the dream home you've always imagined. From the moment you arrive, you'll be impressed by the incredible curb appeal—featuring new stucco, a metal roof, LUX windows, new exterior doors, new garage doors , a modern front step, and a back dura deck. Step inside and discover a smart, family-friendly layout with an oversized foyer that provides direct access to the double attached heated garage. Through a set of double doors, you're welcomed into a grand living room with vaulted ceilings, a corner fireplace, and a charming built-in bookcase—a space that feels both cozy and expansive. Double doors lead from the living room to the back deck and yard with back onto the enchanted Birchwood Trails where you can enjoy year-round outdoor activities like cross country skiing, biking, and hiking. Just off the living room you will find a bright dining room overlooking the backyard and the eat in kitchen just to the right. The kitchen has extra built in cabinetry and granite countertops.The primary bedroom offers double closets and a spacious 5-piece ensuite with dual sinks, giving you a head start on luxury living. Down the hall you will find 2 more bedrooms and a 4 PC bathroom. The partially developed basement includes two bedrooms, a roughed-in bathroom, a movie room, and a hobby room, offering plenty of options for customization. Located only 1 block from 2 elementary schools in a quiet cut-de-sac backing onto the greenbelt homes in this cul-de-sac don't come up often. Even the big-ticket mechanical items are done: the furnace and hot water on demand system were replaced in 2023. If you've ever dreamed of designing your own space in a mature neighbourhood without the stress of exterior upgrades, this is your chance. The bones are solid, the location is exceptional, and the potential is limitless.		
Inclusions:	garage door opener & remote, dishwasher, stove (all as is where is)		
Property Listed By:	RE/MAX Connect		

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







