



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**150 LEIGH Crescent, Fort McMurray T9K 1K6**

MLS® #: **A2220985**

Area: **Dickinsfield**

Listing Date: **05/13/25**

List Price: **\$374,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 03-Jul**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1981**

Lot Information

Lot Sz Ar:

**6,051 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,052**

Low Sqft:

Ttl Sqft:

**1,052**

DOM

**57**

Layout

Beds:

**5 (3 2 )**

Baths:

**2.5 (2 1)**

Style:

**Bungalow**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**City Lot**

**Parking Pad**

Utilities and Features

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

Construction:  
**Vinyl Siding, Wood Frame**  
Flooring:  
**Carpet, Ceramic Tile, Laminate**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**  
Int Feat: **Laminate Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>4`2" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>91`0" x 9`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 16`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 9`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`2" x 9`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>15`3" x 19`2"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`8" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 10`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`9" x 10`11"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`4" x 4`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`7" x 9`11"</b>
<b>Storage</b>	<b>Basement</b>	<b>10`9" x 26`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**802222549**

Zoning:  
**R1**

Remarks

Pub Rmks: **What a great location for this single family home with a large mature lot thats over 6000 sq feet Located in a very quiet area of Dickins field subdivision. This property has received much love over the past few years to include new paint, new flooring, baseboards, hall closet doors and 2 stunning bathroom renovations. New hot water tank 2021. New shingles in 2020. The large kitchen has lots of large windows to let in all the natural light and looks over the fully fenced back yard the perfect place for the kids and pets to roam. The fully finished basement has a family room and lots of room for the whole family to gather. This home is located close to the schools, bus route and a few shopping amenities and the local neighborhood watering hole. As a bonus there is lots of parking in the front yard. This fully developed property has been professionally cleaned for the new owners and must be seen to be appreciated.**

Inclusions: **Existing Fridge , Stove , dishwasher , washer and dryer, all existing window coverings, shed , basement couch**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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









