



THE
A-TEAM

**RE/MAX
FIRST**

146 MCCONACHIE Crescent, Fort McMurray T9K 1K7

MLS® #: **A2221261**

Area: **Dickinsfield**

Listing Date: **05/21/25**

List Price: **\$455,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1981

Lot Information

Finished Floor Area

Abv Sqft:

1,059

Low Sqft:

Lot Sz Ar:

6,216 sqft

Ttl Sqft:

1,059

Lot Shape:

DOM

49

Layout

Beds:

5 (3 2)

Baths:

2.5 (2 1)

Style:

Bungalow

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Landscaped

Concrete Driveway,Double Garage Detached,Driveway,Garage Faces Front,Parking Pad,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Storage**

Construction:

Wood Siding

Flooring:

Hardwood,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Pantry,See Remarks,Storage,Wet Bar

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`10" x 4`9"
Bedroom	Main	9`3" x 9`8"
Dining Room	Main	11`3" x 6`3"
Living Room	Main	12`10" x 9`11"
4pc Bathroom	Basement	11`6" x 4`9"
Bedroom	Basement	11`6" x 8`10"
Game Room	Basement	15`6" x 21`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`3" x 4`9"
Bedroom	Main	15`8" x 11`0"
Kitchen	Main	11`3" x 10`2"
Bedroom - Primary	Main	12`5" x 9`11"
Other	Basement	11`6" x 5`6"
Bedroom	Basement	11`4" x 9`9"
Storage	Basement	6`7" x 15`6"

Furnace/Utility Room	Basement	5`11" x 5`6"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1	
Legal Desc:	8022549		Remarks
Pub Rmks:	Welcome to 146 McConachie Crescent - the total package! This updated bungalow in the heart of Dickinsfield checks all the boxes — 5 bedrooms, 2.5 bathrooms, a fully finished basement with a separate entrance, a heated double garage, and loads of parking for all your toys. Sitting on an oversized 6,216 sq ft. Lot, you’ve got a long concrete driveway that can fit multiple vehicles, plus room for your RV, boat, trailer — you name it. The garage is heated, has 220v power, workbenches, and shelving already set up. Over the last two years, this home has seen some serious updates: • New shingles (2022) • New sliding glass door and side window • Fresh grey and black exterior paint • New luxury vinyl plank floors • New stainless steel appliances • New light fixtures • Fresh paint throughout Inside, the kitchen’s been freshened up with painted cabinetry, a custom epoxy countertop that really pops, a white tile backsplash, and new gray tile floors. Off the kitchen, you’ll find a new patio door that leads you out to a levelled concrete patio — ready for summer hangouts. The main floor offers three bedrooms, including the primary bedroom with its own updated 2-piece ensuite. The main bathroom’s been completely redone, too, featuring a floating vanity, LED mirror, tile-shrouded tub, and black fixtures for a modern look. Bonus: there’s even a 2-in-1 washer/dryer right on the main level to keep things easy. Tucked behind a custom barn door, you’ll find access to the basement, where the upgrades keep coming. Downstairs offers two more good-sized bedrooms, a family room, a wet bar/kitchenette with full fridge and cabinetry, a second laundry hookup, and another updated 4-piece bathroom. It’s a perfect setup for roommates, family, or even guests who want their own space. The backyard is fully fenced, there’s a storage shed, and the garage is ready for whatever you need—tools, projects, or just keeping your truck warm in winter. You’re also steps away from Birchwood Trails, parks, schools, and a handy little shopping plaza with a convenience store, gas station, pizza place — everything you need close by. If you’re looking for an affordable, move-in-ready home with many updates and plenty of space, this is the one.		
Inclusions:	Basement fridge, shed, Garage heater, Window coverings		
Property Listed By:	RE/MAX Connect		

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









