



THE
A-TEAM

**RE/MAX
FIRST**

101 DICKINS Drive, Fort McMurray T9K1N1

MLS®#: **A2222457**

Area: **Dickinsfield**

Listing Date: **05/17/25**

List Price: **\$375,000**

Status: **Pending**

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:

1,189

Low Sqft:

Lot Sz Ar:

7,309 sqft

Ttl Sqft:

1,189

Lot Shape:

DOM

14

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,City Lot,Front Yard,Lawn,Level,Standard Shaped Lot

Double Garage Detached,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Other

Int Feat:

Kitchen Island,Open Floorplan,Vinyl Windows

Utilities:

Room Information

Room

Level

Dimensions

2pc Ensuite bath

Main

4`4" x 4`11"

Bedroom

Main

11`7" x 10`5"

Dining Room

Main

12`6" x 12`5"

Living Room

Main

18`0" x 12`4"

4pc Bathroom

Basement

7`1" x 5`5"

Den

Basement

8`6" x 10`1"

Office

Basement

6`5" x 9`6"

Room

Level

Dimensions

4pc Bathroom

Main

7`7" x 4`11"

Bedroom

Main

11`7" x 8`9"

Kitchen

Main

12`4" x 10`6"

Bedroom - Primary

Main

13`5" x 10`5"

Bedroom

Basement

14`3" x 10`6"

Laundry

Basement

14`3" x 11`7"

Game Room

Basement

25`7" x 11`8"

Furnace/Utility Room	Basement	6`5" x 5`8"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1	
Legal Desc:	8022551		Remarks
Pub Rmks:	Welcome to 101 Dickins Drive; Welcome to this charming bi-level home nestled in the heart of Dickinsfield—just steps away from bus stops, schools, and all the amenities you need. Featuring 3 bedrooms on the main floor and 1 downstairs, along with 2.5 bathrooms, this home offers versatile space for the whole family. The main floor boasts an open and bright layout, inviting natural light to fill the living spaces. The spacious kitchen flows seamlessly into the dining area—perfect for family gatherings. Downstairs, you’ll find a large basement that’s ideal for a family room, complete with a cozy wood standalone fireplace to warm up those winter evenings. The lower level also includes two flexible spaces, perfect for a home office, playroom, or den. Outside, enjoy a good-sized backyard with room to play or garden, and a large heated detached garage—a rare find that adds both value and convenience. While the home could use some touch-ups to bring it back to its full potential, it’s priced affordably for those looking to add their personal touch. Located in a family-friendly neighbourhood, this home is perfect for those looking to settle into a welcoming community.		
Inclusions:	N/A		
Property Listed By:	The Agency North Central Alberta		

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













