



THE
A-TEAM

**RE/MAX
FIRST**

152 KENNEDY Crescent, Fort McMurray T9K 1M8

MLS®#: **A2237736**

Area: **Dickinsfield**

Listing Date: **07/09/25**

List Price: **\$369,900**

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:

1,134

Low Sqft:

Lot Sz Ar:

4,781 sqft

Ttl Sqft:

1,134

Lot Shape:

DOM

0

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

4 Level Split

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Back Yard,Street Lighting

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Ceiling Fan(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`8" x 11`0"
Kitchen	Main	10`9" x 10`6"
Bedroom - Primary	Upper	12`7" x 10`11"
Bedroom	Upper	9`3" x 14`0"
2pc Bathroom	Upper	7`11" x 4`6"
Game Room	Basement	17`0" x 14`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	9`6" x 10`9"
Foyer	Main	3`3" x 4`8"
Bedroom	Upper	10`8" x 10`6"
4pc Bathroom	Upper	4`11" x 7`11"
Game Room	Lower	18`6" x 24`2"
Furnace/Utility Room	Basement	24`11" x 9`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8022553

Zoning:
R1S

Remarks

Pub Rmks:

Welcome to 152 Kennedy Cres! This 4-level split home located in a quiet neighborhood in Dickensfield offers 3 bedrooms & 1.5 bathroom and a 25x19 detached double garage. The main floor features hardwood floor throughout, a bright living room, a dining room and a kitchen with plenty of cabinetry. On the upper floor you will find the large primary bedroom with a 2-piece ensuite and two good size bedrooms, all of which have carpet flooring. On the lower level is a huge family room perfect for entertaining or for a kids' room. The basement has the utilities/laundry room and large storage room. The double garage located in the backyard has extra storage space. Close to schools, shopping amenities and walking trails. Call today to book your showing!

Inclusions:
Property Listed By:

**Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering
KIC Realty**

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









