



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**218 KENNEDY Crescent, Fort McMurray T9K 1M8**

MLS®#: **A2237843**

Area: **Dickinsfield**

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

List Price: **\$438,900**

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:

**1,286**

Low Sqft:

Lot Sz Ar:

**6,241 sqft**

Ttl Sqft:

**1,286**

Lot Shape:

DOM

**1**

Layout

Beds:

**5 (3 2 )**

Baths:

**2.5 (2 1)**

Style:

**Bungalow**

Parking

Ttl Park:

**3**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**See Remarks**

**Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**See Remarks**

Flooring:

**Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Ensuite bath</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`4" x 5`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`10" x 8`0"</b>
<b>Great Room</b>	<b>Main</b>	<b>14`1" x 16`1"</b>
<b>Family Room</b>	<b>Basement</b>	<b>25`1" x 15`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 12`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 10`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`10" x 11`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 9`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 11`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`7" x 11`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**8022553**

Remarks

Pub Rmks:

**Fall head over heels for this FABULOUSLY renovated 5-bedroom, 2.5-bath family haven nestled in the highly coveted Dickensfield neighborhood! Boasting a HUGE yard that's perfect for kids' adventures and playful gatherings, this home is an entertainer's dream. Imagine whipping up culinary masterpieces in your modern white kitchen, designed with a farmhouse flair that will make every meal feel like a special occasion. Step into your cozy sunken living room, featuring a warm wood fireplace that invites lazy evenings and family movie nights. The main floor delights with three generously sized bedrooms, including a primary suite complete with its own 2 PC ensuite and patio doors that open to a massive deck—get ready to sip your morning coffee bathed in sunlight while listening to the soothing sounds of nature! The attached garage, measuring an impressive 23' x 18', is perfect for storing your toys, tools, and anything else your heart desires. Recent renovations have kept this home fresh and stylish, including updated kitchens and baths, newer modern laminate flooring, and a neutral palette throughout. Wander to the developed basement featuring two additional bedrooms, a flex room, and a HUGE family room—perfect for parties or game nights! With a separate entrance, it could even be your future rental opportunity, there is a rough-in behind the drywall for a wet-bar/kitchenette and rough-in for a electric appliance. Recent upgrades like new shingles, a stylish patio door, and a chic deck transformed in 2023, windows and gutters, fence replaced in 2012, Exterior doors replaced in 2013, Basement bath updated (2019), Interior renovations and kitchen updates (2021), freshly painted in modern colors, means there truly NOTHING LEFT TO DO but move in and start making memories! Situated within walking distance to schools, shopping, and all amenities, this home combines convenience with charm in spades. Don't wait! Call for your personal tour and get ready to start packing—your dream home awaits!**

Inclusions:  
Property Listed By:

**fridge, stove, washer, dryer, all window blinds, keyless entry pad garage  
RE/MAX Connect**

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

















