

\$449,900 - 239 Dickins Drive, Fort McMurray

MLS® #A2185467

\$449,900

5 Bedroom, 3.00 Bathroom, 1,062 sqft
Residential on 0.14 Acres

Dickinsfield, Fort McMurray, Alberta

239 Dickins Drive is the perfect fully developed family home with a double garage on an almost 6200 sq ft lot and it's ready to be yours! First let's talk about location – situated in the family friendly neighborhood of Dickinsfield, this 5 bedroom home is walking distance to parks, playgrounds, schools, amenities and Fort McMurray's gem – the Birchwood trails! Upon entering, you will find this home to be warm and inviting – a foyer leads you to a bright and spacious living room and carries on to the eat in kitchen. Floor to ceiling beautiful espresso cabinetry, shiny new stainless steel kitchen appliances, a spacious dining area and a moveable kitchen island with raised breakfast bar make for the perfect heart to this home. Down the hall, you will find the primary suite with updated 2 piece ensuite, two good size bedrooms with modern accent walls and plush carpets, and the 4 piece bath. The lower level of the home has been ideally laid out with an open concept kitchenette and family room as well as a huge bedroom, a fifth bedroom/den, a 3 piece bath, the laundry room and lots of storage. The separate entrance to the basement means the lower level can be used as an in-law/nanny suite as well! Outside you will find a large private yard that is fully fenced (with a 20 ft gate for getting the toys in!) perfect for kids, pets and enjoying those summer nights around a campfire. Two sheds allow for storage of ATVs, toys and tools which allows you the space to actually enjoy all of your



double detached heated garage! Other perks of this home include an oversized driveway (boat/trailer parking), central air, new HWT tank in 2024, a site bus stop out the front door and no neighbors on one side of the property!

Built in 1981

Essential Information

MLS® #	A2185467
Price	\$449,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,062
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	239 Dickins Drive
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1N2

Amenities

Utilities	Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected, Electricity Connected
Parking Spaces	5
Parking	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Off Street, Parking Pad, Boat, Side By Side
# of Garages	2

Interior

Interior Features	Central Vacuum, Separate Entrance, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 7th, 2025
Days on Market	64
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER UNITED
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