

# **\$434,500 - 239 Dickins Drive, Fort McMurray**

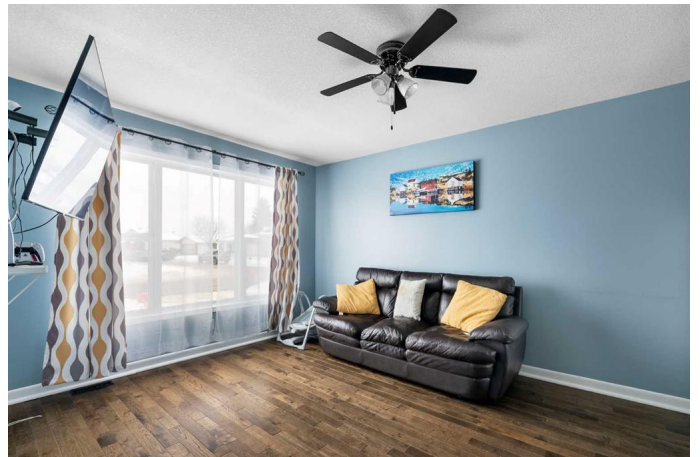
MLS® #A2208877

**\$434,500**

5 Bedroom, 3.00 Bathroom, 1,063 sqft  
Residential on 0.14 Acres

Dickinsfield, Fort McMurray, Alberta

Welcome to 239 Dickins Drive! Sitting on a huge 6,193 sq ft lot, this 5 bedrooms and 2.5 bathrooms home in DICKINSFIELD has HEATED DETACHED DOUBLE GARAGE, NEW HWT TANK in 2024, NEW ROOF 2018, TWO SHEDS for extra storage, CENTRAL AIR and space for RV/BOAT PARKING. As you enter the foyer, you will be welcome into the bright and warm living room with oak hardwood flooring. At the back of the house is the dining room and kitchen featuring plenty of espresso cabinetry, NEW 2024 stainless steel appliances, moveable kitchen island with breakfast bar and windows overlooking the huge backyard. Down the hall you will find a 4-piece bathroom, featuring plush carpet flooring, NEW BLACK OUT BLINDS 2021 are the primary bedroom with an updated 2-piece ensuite and two good size bedrooms with modern accent walls. In the basement which can be used as an in-law suite, you will find a kitchenette next to the family room, a large bedroom, a 3-piece bathroom and the laundry/utility room leading into a fifth bedroom or storage room. The huge fully fenced backyard with large 20 ft gate features a firepit and a deck great for summer family and friends' entertainment. The shed that is located behind the garage can fit a side-by-side or three snow mobiles. Walking distance to parks, playgrounds, schools and Birchwood trails! don't miss this opportunity to own this perfect family home and book your private showing today!



Built in 1981

## Essential Information

MLS® #	A2208877
Price	\$434,500
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,063
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	T9K 1N2

## Amenities

Parking Spaces	5
Parking	Double Garage Detached, Heated Garage, Off Street, RV Access/Parking, Front Drive
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Separate Entrance, Storage
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner, Electric Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement                      Finished, Full, Suite

**Exterior**

Exterior Features      Fire Pit, Lighting, Private Yard, Storage  
Lot Description        Back Yard, Street Lighting, Yard Lights  
Roof                      Asphalt Shingle  
Construction          Aluminum Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 7th, 2025  
Days on Market        27  
Zoning                    R1

**Listing Details**

Listing Office            KIC Realty

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