

# \$589,888 - 149 Mcconachie Crescent, Fort McMurray

MLS® #A2209903

**\$589,888**

4 Bedroom, 3.00 Bathroom, 1,161 sqft  
Residential on 0.15 Acres

Dickinsfield, Fort McMurray, Alberta

SEARCHING FOR A HOME THAT OFFERS PARKING GALORE, W/ RV PARKING PAD, A LARGE LANDSCAPED LOT & IN CLOSE PROXIMITY TO SCHOOLS, BIRCHWOOD TRAILS, AND IS MOVE-IN READY? 149 MCCONACHIE CRESCENT IS IT. The exterior of this home is exceptional & in the heart of Fort McMurray's vibrant community of Dickensfield. Featuring a large, meticulously kept 6630 sq ft yard w/ updated fencing, including gated access, a concrete parking pad that measures 31.6 ft long and 19.9 ft wide, it currently houses a 34.5 ft RV, + an additional 7 ft in length behind the parking pad. The exterior has extensive renovations, including new shingles & siding in 2016, new triple pane windows in 2021, new front concrete driveway with room for 4 cars, & an attached double heated garage. The yard itself features a beautiful deck, gardens, firepit area, & a storage run on the side with gated access.

Step into a meticulously kept home glowing w/ pride of ownership. This custom-built home brings comfort, & charm. This 4-bedroom, 3-bathroom home is where quality speaks from every corner. The interior offers just under 2100 sq ft of living space, boasting hardwood floors, a front living room with vaulted ceilings. The kitchen features custom solid oak cabinetry, offering both style and storage, a large island, & a gas stove. The dining and living areas merge seamlessly, creating an open and inviting space for family gatherings. From your kitchen windows, you get views of



the greenbelt and birchwood trails. The main level has 3 bedrooms, which provide ample space & the primary bedroom includes a walk-in closet and 3 pc ensuite. The bathrooms echo the home's overall theme, with updated fit and finishes. When it comes to practical upgrades, this home doesn't shy away. Recent enhancements alongside the ultra-efficient exterior renovations include an updated hot water tank and furnace in 2018, all new PEX plumbing in 2024, and to top it off, central air conditioning was added in 2022. The fully finished basement expands the living space considerably, with a large family room, air tight wood burning fireplace ( that can heat the home) , custom woodwork that includes a bar, & built-in shelving. This lower level also features a 4th bedroom & full bathroom. In addition, this space offers large above-ground windows, giving this family room tons of natural light. To complete this level, you have your laundry room and an unbelievable amount of storage space. Not only is it rare to have this much parking, but you also have a location that sets this home apart from others is its proximity to amenities within the community, but it is only a block away from 2 of Alberta's highest-ranked elementary schools. Public and site transport is readily accessible via Dickins Drive. For leisure and recreation, you are next to the Birchwood trails, family walks and morning jogs. Call today to view this fantastic home!

Built in 1990

**Essential Information**

MLS® #	A2209903
Price	\$589,888
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	1,161
Acres	0.15
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	149 Mcconachie Crescent
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1K8

### Amenities

Parking Spaces	8
Parking	Double Garage Attached, Driveway, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Freezer, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Private Yard, RV Hookup
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Lawn, Level, Private, Garden, Greenbelt

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	23
Zoning	R1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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