

# \$439,900 - 239 Dickins Drive, Fort McMurray

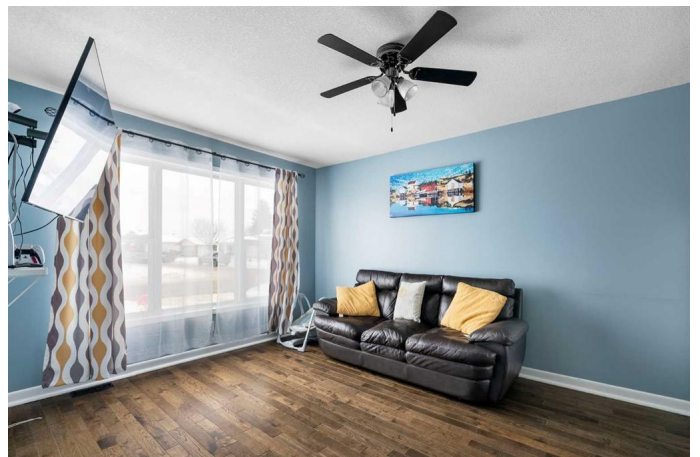
MLS® #A2208877

**\$439,900**

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 friendsâ€™™ 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! donâ€™™t miss this opportunity to own this perfect family home and book your private showing today!



Built in 1981

## Essential Information

MLS® #	A2208877
Price	\$439,900
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, Front Drive, Heated Garage, Off Street, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Separate Entrance, Storage
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, 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, 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 7

Zoning R1

## Listing Details

Listing Office KIC Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.