

122 Dickins Close
Fort McMurray, Alberta

MLS # A2220222



\$499,900

Division:	Dickinsfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,589 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, High Ceilings, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: garage door opener & remote, dishwasher, stove (all as is where is)

Location, Curb Appeal & Endless Potential! Nestled in a quiet cul-de-sac, this sprawling 1,590 SQFT bungalow is a rare find—with the entire exterior redone in the past two years, the hard (and expensive) work is already done. Now it's your turn to transform the interior and create the dream home you've always imagined. From the moment you arrive, you'll be impressed by the incredible curb appeal—featuring new stucco, a metal roof, LUX windows, new exterior doors, new garage doors, a modern front step, and a back dura deck. Step inside and discover a smart, family-friendly layout with an oversized foyer that provides direct access to the double attached heated garage. Through a set of double doors, you're welcomed into a grand living room with vaulted ceilings, a corner fireplace, and a charming built-in bookcase—a space that feels both cozy and expansive. Double doors lead from the living room to the back deck and yard with back onto the enchanted Birchwood Trails where you can enjoy year-round outdoor activities like cross country skiing, biking, and hiking. Just off the living room you will find a bright dining room overlooking the backyard and the eat in kitchen just to the right. The kitchen has extra built in cabinetry and granite countertops. The primary bedroom offers double closets and a spacious 5-piece ensuite with dual sinks, giving you a head start on luxury living. Down the hall you will find 2 more bedrooms and a 4 PC bathroom. The partially developed basement includes two bedrooms, a roughed-in bathroom, a movie room, and a hobby room, offering plenty of options for customization. Located only 1 block from 2 elementary schools in a quiet cut-de-sac backing onto the greenbelt homes in this cul-de-sac don't come up often. Even the big-ticket mechanical items are done: the furnace and hot water on

demand system were replaced in 2023. If you've ever dreamed of designing your own space in a mature neighbourhood without the stress of exterior upgrades, this is your chance. The bones are solid, the location is exceptional, and the potential is limitless.