

# \$439,900 - 218 Kennedy Crescent, Fort McMurray

MLS® #A2205386

**\$439,900**

5 Bedroom, 3.00 Bathroom, 1,286 sqft  
Residential on 0.14 Acres

Dickinsfield, Fort McMurray, Alberta

HUGE YARD! GARAGE! FALL IN LOVE WITH THIS BEAUTIFUL RENOVATED 5 BEDROOM,, 2.5 BATHS, FAMILY HOME IN SOUGHT OUT NEIGHBORHOOD OF DICKENSFIELD! So many things to LOVE! Imagine your kids playing in the HUGE back yard or how about cooking your favorite meal in your updated WHITE kitchen! Designed with a Modern farmhouse flare this home has lots to offer the savvy buyer! This unique home features lots of space to entertain family and friends. Enjoy your very own Sunken Living room with wood fireplace, step up to your dining and kitchen area. The main floor features 3 good size bedrooms with the Primary bedroom having its own 2 PC ensuite and Patio door leading to a HUGE Deck, enjoy your morning coffee soaking in the sun rays or listening to mother nature! The attached 23' x 18' garage makes a great addition to storing your toys! Renovations include updated kitchen and bathrooms, updated laminate flooring, painted in neutral colors throughout. There is a SEPARATE Entrance to the basement that is developed with 2 bedrooms, flex room, a HUGE Family room and laundry. Renovations include: (2012) Windows Updated, gutters replaced, fence replaced. All interior doors were replaced in 2013. New Tub Surround was installed and toilet was replaced (2019) in basement bath. New sump was installed, and blower motor in furnace replaced (2019), New Blinds were installed (2021), New flooring and fireplace was



updated, new floor vents installed, kitchen countertops were replaced and cabinets refreshed, front entrance closet door and front and side door including door frames were replaced. (2021) . Other renovations included Updated fixtures, light fixtures, ceiling fans, switches, New Shingles were installed (2023) and new patio door, deck and steps at back was replaced (2023). Basement freshly painted in 2023. There NOTHING TO DO but MOVE IN! If you are looking for a home that is super nice and in a great neighborhood, within walking distance to schools, shopping, transportation route and all amenities! MAKE THIS YOUR HOME TODAY! CALL FOR YOUR PERSONAL TOUR AND START PACKING!

Built in 1981

**Essential Information**

MLS® #	A2205386
Price	\$439,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,286
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	218 Kennedy Crescent
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo

Province	Alberta
Postal Code	T9K 1M8

### Amenities

Parking Spaces	3
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Natural Gas, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	March 24th, 2025
Days on Market	55
Zoning	R1

### Listing Details

Listing Office	RE/MAX Connect
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