

# \$499,900 - 122 Dickins Close, Fort McMurray

MLS® #A2220222

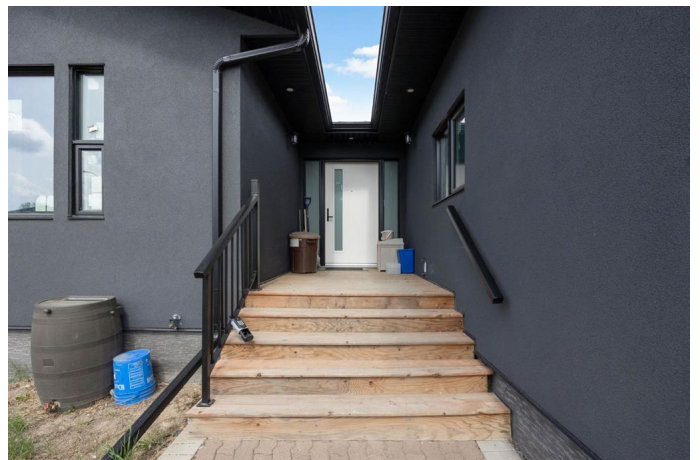
**\$499,900**

4 Bedroom, 2.00 Bathroom, 1,589 sqft

Residential on 0.13 Acres

Dickinsfield, Fort McMurray, Alberta

Location, Curb Appeal & Endless Potential!  
Nestled in a quiet cul-de-sac, this sprawling 1,590 SQFT bungalow is a rare findâ€”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 appealâ€”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, youâ€™re welcomed into a grand living room with vaulted ceilings, a corner fireplace, and a charming built-in bookcaseâ€”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 donâ€™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 youâ€™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.

Built in 1985

**Essential Information**

MLS® #	A2220222
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,589
Acres	0.13
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	122 Dickins Close
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1X5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Granite Counters, High Ceilings, See Remarks, Vaulted Ceiling(s), Vinyl Windows
Appliances	None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Greenbelt
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	1
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.