

# \$375,000 - 101 Dickins Drive, Fort McMurray

MLS® #A2222457

## \$375,000

4 Bedroom, 3.00 Bathroom, 1,190 sqft

Residential on 0.17 Acres

Dickinsfield, Fort McMurray, Alberta

Welcome to 101 Dickins Drive; Welcome to this charming bi-level home nestled in the heart of Dickinsfield—just steps away from bus stops, schools, and all the amenities you need. Featuring 3 bedrooms on the main floor and 1 downstairs, along with 2.5 bathrooms, this home offers versatile space for the whole family.

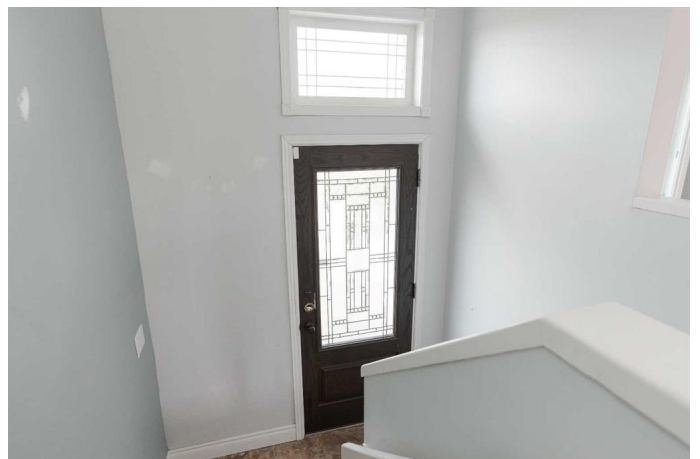
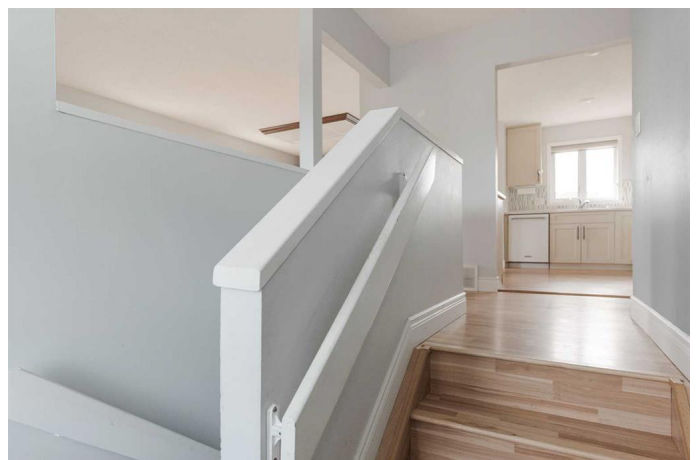
The main floor boasts an open and bright layout, inviting natural light to fill the living spaces. The spacious kitchen flows seamlessly into the dining area—perfect for family gatherings. Downstairs, you’ll find a large basement that’s ideal for a family room, complete with a cozy wood standalone fireplace to warm up those winter evenings. The lower level also includes two flexible spaces, perfect for a home office, playroom, or den.

Outside, enjoy a good-sized backyard with room to play or garden, and a large heated detached garage—a rare find that adds both value and convenience. While the home could use some touch-ups to bring it back to its full potential, it’s priced affordably for those looking to add their personal touch.

Located in a family-friendly neighbourhood, this home is perfect for those looking to settle into a welcoming community.

Built in 1981

## Essential Information



MLS® #	A2222457
Price	\$375,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,190
Acres	0.17
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	101 Dickins Drive
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1N1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Other
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Free Standing, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Level, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 17th, 2025
Days on Market	6
Zoning	R1

### **Listing Details**

Listing Office	The Agency North Central Alberta
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