

# \$379,900 - 161 Dakin Drive, Fort McMurray

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MLS® #A2242437

**\$379,900**

3 Bedroom, 3.00 Bathroom, 1,409 sqft  
Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 161 Dakin Drive, Parsons Creek—a beautiful and affordable duplex in one of Fort McMurray’s most desirable family-friendly neighborhoods.

This inviting home features the best price in Parsons Creek North and includes a separate side entrance to the basement, offering excellent potential to develop a legal suite for a mortgage helper!

Enjoy the charm of the front porch and unwind on your private rear deck—ideal for BBQs or evening relaxation. A large rear parking pad provides ample space for vehicles, RV, or future garage development.

Inside, the main floor boasts a warm and cozy living room with a fireplace for those chilly Alberta evenings. The kitchen is both functional and stylish, offering ample counter space, great storage, and a sunny dining area perfect for everyday meals and entertaining.

Upstairs, you’ll find three spacious bedrooms, including a primary suite with a walk-in closet and a full ensuite bathroom. A bonus loft-style landing offers a versatile space—perfect for a home office, playroom, or reading nook—and upstairs laundry adds to the home's convenience.

The unfinished basement is a blank canvas with a separate side entrance, making it ideal



for future development, a rental suite, or additional family space.

Don't miss this opportunity to own a well-priced home with income potential in the sought-after Parsons Creek community. Book your private showing today!

Built in 2012

**Essential Information**

MLS® #	A2242437
Price	\$379,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,409
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	161 Dakin Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0Y1

**Amenities**

Parking Spaces	3
Parking	Parking Pad

**Interior**

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance,
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	Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Exterior Entry, Unfinished, See Remarks

## Exterior

Exterior Features	Barbecue
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, See Remarks

## Additional Information

Date Listed	July 22nd, 2025
Days on Market	5
Zoning	ND

## Listing Details

Listing Office	RE/MAX Connect
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