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

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 Creekâ€"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 deckâ€"ideal for BBQs or evening relaxation. A large rear parking pad provides ample space for vehicles, RV, or future garage development.

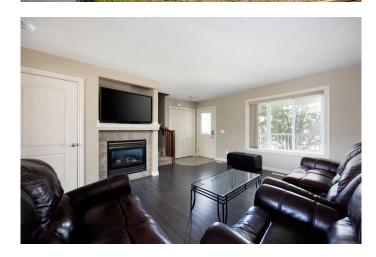
Inside, the main floor boasts a warm and cozy living room with a fireplace for those chilly Alberta evenings. The kitchen is both functional and stylish, offering ample counter space, great storage, and a sunny dining area perfect for everyday meals and entertaining.

Upstairs, you'II 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 spaceâ€"perfect for a home office, playroom, or reading nookâ€"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,

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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