



GRASSROOTS
REALTY GROUP

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**218 Kennedy Crescent
Fort McMurray, Alberta**

MLS # A2237843



\$438,900

Division:	Dickinsfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,286 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, washer, dryer, all window blinds, keyless entry pad garage

Fall head over heels for this FABULOUSLY renovated 5-bedroom, 2.5-bath family haven nestled in the highly coveted Dickensfield neighborhood! Boasting a HUGE yard that's perfect for kids' adventures and playful gatherings, this home is an entertainer's dream. Imagine whipping up culinary masterpieces in your modern white kitchen, designed with a farmhouse flair that will make every meal feel like a special occasion. Step into your cozy sunken living room, featuring a warm wood fireplace that invites lazy evenings and family movie nights. The main floor delights with three generously sized bedrooms, including a primary suite complete with its own 2 PC ensuite and patio doors that open to a massive deck—get ready to sip your morning coffee bathed in sunlight while listening to the soothing sounds of nature! The attached garage, measuring an impressive 23' x 18', is perfect for storing your toys, tools, and anything else your heart desires. Recent renovations have kept this home fresh and stylish, including updated kitchens and baths, newer modern laminate flooring, and a neutral palette throughout. Wander to the developed basement featuring two additional bedrooms, a flex room, and a HUGE family room—perfect for parties or game nights! With a separate entrance, it could even be your future rental opportunity, there is a rough-in behind the drywall for a wet-bar/kitchenette and rough-in for a electric appliance. Recent upgrades like new shingles, a stylish patio door, and a chic deck transformed in 2023, windows and gutters, fence replaced in 2012, Exterior doors replaced in 2013, Basement bath updated (2019), Interior renovations and kitchen updates (2021), freshly painted in modern colors, means there truly NOTHING LEFT TO DO but move in and start making memories! Situated within walking distance to schools, shopping,

and all amenities, this home combines convenience with charm in spades. Don't wait! Call for your personal tour and get ready to start packing—your dream home awaits!