



GRASSROOTS
REALTY GROUP

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**146 McConachie Crescent
Fort McMurray, Alberta**

MLS # A2255076



\$455,000

Division:	Dickinsfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,059 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Garage Faces Front, Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks, Storage, Wet Bar		

Inclusions: Garage Heater, Shed

Welcome to 146 McConachie Crescent — the total package! This updated bungalow in the heart of Dickinsfield checks all the boxes — 5 bedrooms, 2.5 bathrooms, a fully finished basement with a separate entrance, a heated double garage, and loads of parking for all your toys. Sitting on an oversized 6,216 sq ft. Lot, you’ve got a long concrete driveway that can fit multiple vehicles, plus room for your RV, boat, trailer — you name it. The garage is heated, has 220v power, workbenches, and shelving already set up. Over the last two years, this home has seen some serious updates: • New shingles (2022) • New sliding glass door and side window • Fresh grey and black exterior paint • New luxury vinyl plank floors • New stainless steel appliances • New light fixtures • Fresh paint throughout Inside, the kitchen’s been freshened up with painted cabinetry, a custom epoxy countertop that really pops, a white tile backsplash, and new gray tile floors. Off the kitchen, you’ll find a new patio door that leads you out to a levelled concrete patio — ready for summer hangouts. The main floor offers three bedrooms, including the primary bedroom with its own updated 2-piece ensuite. The main bathroom’s been completely redone, too, featuring a floating vanity, LED mirror, tile-shrouded tub, and black fixtures for a modern look. Bonus: there’s even a 2-in-1 washer/dryer right on the main level to keep things easy. Tucked behind a custom barn door, you’ll find access to the basement, where the upgrades keep coming. Downstairs offers two more good-sized bedrooms, a family room, a wet bar/kitchenette with full fridge and cabinetry, a second laundry hook-up, and another updated 4-piece bathroom. It’s a perfect setup for roommates, family, or even guests who want their own

space. The backyard is fully fenced, there's a storage shed, and the garage is ready for whatever you need—tools, projects, or just keeping your truck warm in winter. You're also steps away from Birchwood Trails, parks, schools, and a handy little shopping plaza with a convenience store, gas station, pizza place — everything you need close by. If you're looking for an affordable, move-in-ready home with many updates and plenty of space, this is the one.