



**153C DICKINS Drive
Fort McMurray, Alberta**

MLS # A2265137



\$227,900

Division:	Dickinsfield		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,218 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Guest, Outside, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Many Trees, No Neighbours Behind, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		
Inclusions:	Fridge, Stove, Hood fan, washer, dryer, all window coverings,		

END UNIT! AFFORDABLE LIVING NORTH OF THE BRIDGE! RENOVATIONS COMPLETE! Welcome to 153C Dickins Drive, a well-maintained townhouse in the desirable community of Dickinsfield, offering a perfect blend of value and convenience just steps from two elementary schools, neighbourhood parks and all nearby amenities. The main floor features a functional kitchen with ample cabinet and counter space, a spacious living room ideal for family gatherings, a half bathroom, and access to a large freshly painted rear deck perfect for outdoor enjoyment. Upstairs offers three generously sized bedrooms, including a primary bedroom with two closets, and a 4-piece bathroom featuring a newer tub and vanity. The basement includes laundry, a freshly painted floor, and provides ample storage and is ready for future development to suit your needs. This carpet-free home has seen numerous updates over the years, including newer paint, flooring, hot water tank, and furnace, as well as upgraded siding, shingles, exterior doors, and windows. Located in a quiet 34-unit complex with low condo fees, this end-unit also comes with two assigned parking stalls and offers incredible value in a sought-after neighbourhood. Don't miss out—call today to book your personal showing!