



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2265137**



**\$227,900**

<b>Division:</b>	Dickinsfield		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Guest, Outside, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Many Trees, No Neighbours Behind, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 269
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!