



**GRASSROOTS**  
REALTY GROUP

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**149 Leigh Crescent  
Fort McMurray, Alberta**

**MLS # A2279975**



**\$400,000**

<b>Division:</b>	Dickinsfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,061 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front,		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Recessed Lighting, Separate Entrance		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER

CORNER LOT! Welcome to 149 Leigh Crescent, situated on an impressive 7,000+ SQFT LOT in the heart of Thickwood. The main level welcomes you with an OPEN-CONCEPT LIVING AND DINING AREA adjacent to a SPACIOUS KITCHEN, featuring THREE BEDROOMS, including a PRIMARY SUITE with its own private 2PC ENSUITE and a separate 4PC MAIN BATHROOM. The MASSIVE DRIVEWAY provides ample room for MULTIPLE VEHICLES AND RECREATIONAL TOYS, leading to a GARAGE UPDATED WITH A BRAND-NEW FURNACE (2024), while the home itself stays comfortable year-round with CENTRAL AIR CONDITIONING. The RECENTLY RENOVATED BASEMENT adds immense value, offering a LARGE FAMILY ROOM, separate REC ROOM, DEDICATED OFFICE SPACE, plus ADDITIONAL STORAGE AND UTILITY ROOMS, supported by a 3PC BATHROOM AND an additional 2PC BATHROOM. Outside, enjoy a HUGE, FULLY FENCED BACKYARD, providing exceptional privacy and endless possibilities for kids, pets, entertaining, or future development. Ideally located CLOSE TO SCHOOLS, BUS STOPS, A GAS STATION, AND CAR WASH, this home also offers EASY ACCESS TO NEARBY WALKING TRAILS AND SCENIC ROUTES, PERFECT FOR SUMMER BIKE RIDES, EVENING WALKS, AND AN ACTIVE OUTDOOR LIFESTYLE. With updates including SHINGLES and a HOT WATER TANK replaced approximately ten years ago, this property offers long-term peace of mind in a prime location. Call now to book your private showing!