



**218 Maclaren Crescent
Fort McMurray, Alberta**

MLS # A2292549



\$435,000

Division:	Dickinsfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,172 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, See Rem		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, See Remarks		

Inclusions: As is, where is, on possession

Welcome to 218 Maclaren Crescent. This bright and spacious fully developed home offers 4 bedrooms and 2 bathrooms, providing a functional layout for families. The main level features a comfortable living room, kitchen, dining area, a generous primary bedroom, a second bedroom, and a full bathroom. The fully finished basement adds even more living space with two additional bedrooms, a bathroom, and a large recreation room, perfect for relaxing, entertaining, or creating a family hangout space. Step outside to enjoy the private backyard backing onto green space, offering added privacy and plenty of room to enjoy the outdoors. The home also includes a single attached garage for everyday convenience. Situated in the quiet community of Dickinsfield, this property is close to great schools, playgrounds, bus stops, walking trails, and other amenities, making it a wonderful place to call home. No representation or warranties are made.