



157B DICKINS Drive
Fort McMurray, Alberta

MLS # A2296908



\$239,900

Division:	Dickinsfield		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,271 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Off Street		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 259
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, washer, dryer, all window coverings, built in wall unit in living room, furniture negotiable

Welcome to your next home— 157B Dickins Drive, where style, comfort, and location come together beautifully. This fully renovated townhome is a true standout, offering modern design and turnkey convenience from top to bottom. Step inside to discover a bright, contemporary interior featuring durable vinyl plank flooring throughout, fresh paint, updated lighting, and sleek new doors, trim, and baseboards. The stunning kitchen is sure to impress with its timeless subway tile backsplash, stainless steel appliances, and clean, modern finishes—perfect for both everyday living and entertaining. The open-concept main floor flows effortlessly into the living space, complete with a custom built-in entertainment centre with integrated lighting. Patio doors lead directly to your private backyard, ideal for summer BBQs and relaxing evenings outdoors. Downstairs, the fully developed basement has been thoughtfully opened up to create a spacious family room—perfect for movie nights or hosting guests—complete with a stylish bar area and elegant pendant lighting. Recessed lighting throughout the family room enhances the warm, inviting atmosphere. Upstairs, you’ll find three generously sized bedrooms and a smartly designed full bathroom with dual access—conveniently connecting both the primary bedroom and hallway, making it ideal for busy family living. The main floor also offers a welcoming foyer and a convenient powder room for guests. The exterior has been updated by the condo association, offering peace of mind and low-maintenance living. Located in a highly desirable neighbourhood, you’ll enjoy walking distance to schools, shopping, transit, and everyday amenities. Outdoor enthusiasts will appreciate the nearby walking and biking trails, golf course, and recreational facilities. Whether you’re a young

family or looking to downsize without compromise, this home delivers exceptional value and lifestyle. Immediate possession available—move in and start enjoying right away. Don't miss your opportunity—this one won't last! Bonus: Low Condo fees at \$259.35 per month.