

# \$565,000 - 206 Kennedy Crescent, Fort McMurray

MLS® #A2196995

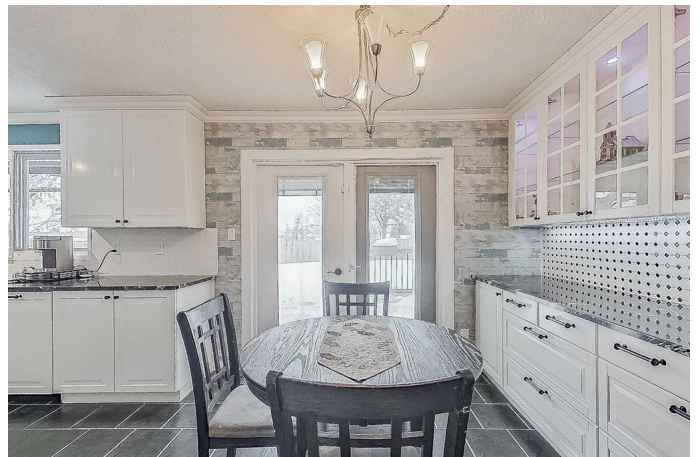
**\$565,000**

4 Bedroom, 3.00 Bathroom, 1,790 sqft

Residential on 0.17 Acres

Dickinsfield, Fort McMurray, Alberta

DICKENS FIELD Greenbelt location, backing onto one of the cutest toboggan Hills in and one of the most sought-after neighbourhoods in Fort McMurray. As you come up the walkway of this beautiful four level split. You will notice the detached garage that is heated, ample parking and maintenance free exterior. As you enter the home, youâ€™re greeted by a nice size entryway with not one but 2 coat closets. 3 steps up and you step into the spacious living room with hardwood flooring and large window to let in all the natural light. In the upper level You have three spacious bedrooms. The master bedroom has a two-piece ensuite and there is a four-piece renovated bathroom on this level as well. The third level down features another three-piece bathroom and laundry room combination. 1 more good size bedroom, large family room with more large windows. The third level down features another spacious flex area, which could be used for an exercise room playroom for the kids or as itâ€™s previous use a large sewing room. Also more storage which there is no shortage of in this property. The recently renovated kitchen boasts granite countertop, stainless steel appliances and loads of beautiful white kitchen cupboard, the entertainment buffet bar with built in wine fridge is perfect for Sunday brunch. The garden doors off the kitchen lead out to a beautiful back deck with a gazebo that has a roof and a gas BBQ with permanent gas hook up. (and the BBQ stays) perfect place to



entertain family and friends this summer time .  
Or your own secluded spot to watch the sun set. This lot size is over 7488 sq feet and the fully fenced back yard is huge. The perfect place for the kids and pets to roam. The property has received renovations over the past few years, which includes a new roof one and a half years ago, kitchen renovations, and bath renovations as well 2019. Close to schools, shopping and the bus route and the beautiful birchwood trails.

Built in 1981

### Essential Information

MLS® #	A2196995
Price	\$565,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,790
Acres	0.17
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	206 Kennedy Crescent
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1M8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad

# of Garages 2

## Interior

Interior Features Granite Counters

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Window Coverings, Wine Refrigerator, Freezer, Washer/Dryer

Heating Natural Gas, Central

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Barbecue, Private Yard

Lot Description Landscaped, No Neighbours Behind, Backs on to Park/Green Space, Gazebo, Greenbelt

Roof Asphalt

Construction Brick, Cedar

Foundation Poured Concrete

## Additional Information

Date Listed February 27th, 2025

Days on Market 78

Zoning R 1

## Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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