



GRASSROOTS
REALTY GROUP

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**106 Cruickshank Road
Fort McMurray, Alberta**

MLS # A2322648



\$510,000

Division:	Dickinsfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,379 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stucco	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks, Vinyl Windows		

Inclusions: Neg.

This spacious 1,357 sq. ft. bungalow offers an ideal family home in the family-friendly neighbourhood of Dickensfield. Featuring five bedrooms and three bathrooms, the property has undergone a stunning exterior face lift, including a new roof, freshly painted stucco, new windows, updated brickwork, modern exterior lighting, and refreshed decks. Inside, the home boasts a bright and functional layout with a sunken living room complete with a wood-burning fireplace. The sunny dinette flows seamlessly into the kitchen, which offers abundant cabinet and counter space along with a convenient breakfast bar. Additional main-floor highlights include three bedrooms, a three-piece master ensuite, a main-floor laundry room, and central air conditioning. The fully developed basement provides excellent additional living space with a large family room featuring a gas fireplace, two generously sized bedrooms, ample storage, and a three-piece updated bathroom. An attached double heated garage and a fully fenced, private backyard with mature trees complete the package. Conveniently located near bus stops, schools, parks, shopping, and the Thickwood golf course, this move-in-ready home offers quick possession. A wonderful opportunity for families seeking space, comfort, room to grow and make it your own.