



GRASSROOTS
REALTY GROUP

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170 Fullerton Drive
Fort McMurray, Alberta

MLS # A2325125



\$399,900

Division:	Dickinsfield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	940 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Few Trees, Interior Lot, Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Vinyl Windows		

Inclusions: a/c unit, gazebo, fire pit, silver and black Fridgedaire fridge in shed, wood stove in shed

Located at 170 Fullerton Drive in Dickinsfield, Fort McMurray, this well-maintained 1982 bi-level home offers 3 bedrooms, 2 bathrooms, and a fully developed basement on a 4,494 sq ft lot. Pride of ownership is real here. Owned by the same family since 2006, this home has been thoughtfully updated and meticulously cared for over nearly two decades. The main floor features beautiful birch hardwood flooring throughout, leading into an updated kitchen with modern finishes (renovated 2016). Two bedrooms and a full 4-piece bath are on the upper level. The fully finished basement includes a third bedroom, 3-piece bath, gas fireplace in the family area, laminate flooring, and convenient laundry with a utility sink. Major mechanicals are updated: high-efficiency furnace (2022), shingles (2017), hot water tank in good working order. Move in with confidence. The outdoor amenities are what set this Dickinsfield property apart. A 14x18 wired shed with a wood stove offers functional year-round workshop or storage space. The paved driveway accommodates four vehicles, with additional parking for two 20-foot enclosed trailers. Add a fully fenced yard, interlocking brick patio, and wooden gazebo, and this is one of the best-equipped lots available in Fort McMurray under \$400,000. On a bus route, in an established Fort McMurray neighborhood, listed at \$399,000. Call today to book your personal showing.