



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**100 Dakin Drive
Fort McMurray, Alberta**

MLS # A2326977



\$974,888

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,440 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Garage Faces Front, Heated Garage, Insulated, Oversized, Triple C		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscap		

Heating:	High Efficiency, In Floor, Forced Air, Hot Water, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound Data, Wired for Sound

Inclusions: Fridge, gas stove, microwave, washer, dryer, blinds, tv main level, attached tv mounts, cabinets and lighting in the garage, pressure washer attached in the garage, compressor in garage, central vac and attachments, slate walls in garage, ring system hardwired cameras, satellite wifi system, amplifiers for speaker system, 2 washers, 2 dryers, water softener, fridge and freezer in the garage, mini fridge and microwave upstairs, Rove concepts desk in basement, rove concepts sectional in living room, rove concepts bedroom set

THIS ONE'S A GAME CHANGER! This masterpiece offers one of Fort McMurray's most impressive, heated triple garages, Bonus room, Main floor office, in floor heat, Separate entrance & suite potential Welcome to 100 Dakin Dr., where luxury meets functionality in one of North Parsons' most impressive family homes. Perfectly positioned on a premium lot backing onto greenspace & a park with direct gated access, this meticulously maintained home offers exceptional upgrades & versatility. The lower level is now permitted by the RMWB for a home-based business, but offers future legal suite potential with all the hook ups there pending RMWB approval. The outstanding curb appeal begins with an extra-wide stamped concrete driveway, RV parking, manicured landscaping & an attached heated triple garage that's truly in a class of its own. Designed for the automotive enthusiast, hobbyist or entrepreneur, it features epoxy floors, in-floor heat, A/C, custom imported lighting, aluminum slate wall panels, custom cabinetry, hot & cold water, utility sink, Built in pressure washer & air compressor, plus an abundance of additional power outlets. Inside, pride of ownership is evident throughout. The home is equipped with hardwired security cameras, Ring security, satellite Wi-Fi & a Sonos sound system throughout the home & garage. The heart of the home is the stunning kitchen featuring granite countertops, wraparound breakfast bar, gas range, walk-in pantry & abundant cabinetry. Overlooking the dining area & great room with custom built in cabinetry & stone-faced gas fireplace, this open-concept layout is ideal for entertaining. The main floor also offers hardwood flooring, a spacious office with double glass doors, laundry room & 2-pc powder room. Upstairs you'll find a bonus room with vaulted ceilings, 3 generous bedrooms & 2 full baths. The impressive primary offers an oversized

walk-in closet & luxurious 5-pc ensuite with double sinks, jetted soaker tub & separate shower. The fully finished basement offers incredible flexibility. Developed as a fully finished space for your family with a family room and games room but offers suite potential with all the hook ups and rough ins for a kitchen or wet bar and offers the attributes needed to apply for a legal suite permit. This level features 9-ft ceilings, a large family room, 2 bedrooms, full bath, updated LVP flooring & laundry with sink. Recent significant upgrades include a new boiler system & on-demand HWT (2025), basement LVP flooring, landscaped gardens & a composite deck with pergola overlooking the private backyard & greenspace. Located close to schools, parks, walking trails, city & site bus routes & all amenities, this exceptional property offers luxury, flexibility & location. Homes with this combination of features rarely come available. Seller is willing to include furnishings which are pristine condition Rove Concept furniture. Schedule your fall in love tour today!