



GRASSROOTS
REALTY GROUP

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118 Dickins Close
Fort McMurray, Alberta

MLS # A2329690



\$975,000

Division:	Dickinsfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,587 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Greenbe		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Chandelier, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Wood Windows

Inclusions: Gazebo, Fridge in basement, Garage door opener x2, mailbox key, house key set.

Welcome to 118 Dickins Close, one of Fort McMurray's most extraordinary residences. Set on an incredible 12,701 sq/ft lot backing directly onto the Birchwood Trail system, this stately home offers an impressive 3,586 sq/ft of above grade living space. Homes of this scale, on lots of this size and location, are exceptionally rare. Tucked away on a quiet cul-de-sac in Dickinsfield, this property combines timeless architecture, executive character, and a setting that simply cannot be replicated. The striking brick exterior, expansive concrete driveway with RV parking, attached double garage, and new concrete front step completed in 2025 create a memorable first impression. Inside, the grand tiled foyer showcases a sweeping curved staircase, rich wood detailing, and timeless executive style. Lovingly maintained by the same owners for 44 years, this home offers exceptional craftsmanship throughout. The main floor features elegant formal living and dining rooms connected by French doors, while the spacious kitchen has been updated with quartz countertops, a large island, touchless black faucet, built in wine rack, and a bright breakfast nook overlooking the spectacular backyard and treed views. The adjoining sunken family room is centred around a stunning floor to ceiling stone veneer gas fireplace updated in 2023. A mudroom with laundry, two piece bathroom, and direct access to the attached garage completes the main level. Upstairs offers four oversized bedrooms, including a spacious primary suite with tree-line views, a private three piece ensuite, and a unique two person jetted tub. A large open landing provides flexible space for a reading nook or office, while the enclosed bonus room with built in shelving and access to the balcony above the garage makes an ideal library, office, or hobby room. The upstairs bathrooms were refreshed in 2025 with quartz

countertops, updated lighting, and black and gold fixtures. The basement adds even more space for recreation, storage, and hobbies with two furnaces, a water softener, and additional utility features. Outside, you'll fall in love with the incredible backyard. Mature trees, a gazebo, Angelo's water feature, and direct access to the Birchwood Trail system create a peaceful, park-like setting rarely found within the city. Located just steps from schools, parks, playgrounds, and endless walking trails, this remarkable property offers an opportunity to own one of Fort McMurray's most distinctive homes. With its grand architecture, executive character, extraordinary lot, and unbeatable location, 118 Dickins Close is truly a residence unlike any other. Schedule your private showing today.