



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

128 Dogwood Lane
Fort McMurray, Alberta

MLS # A2333759



\$619,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,610 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, Private		

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

Features: Breakfast Bar, Central Vacuum, Crown Molding, Kitchen Island, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, GARAGE DOORREMOTES, A/C, GAS BBQ, TWO ELECTRIC FIREPLACES

Introducing 128 Dogwood Lane: tucked into a quiet cul-de-sac on a 7,480 sq ft lot, this home offers 1,609 sq ft on the main floor plus another 1,557 sq ft in the basement, and it has been cared for from top to bottom. The curb appeal is immediate: a wide driveway with room for everyone, permanent Heli lights, and a sidewalk and exterior sconces done four years ago. Step inside to a foyer that actually fits a bench and a family's worth of boots, then the main floor opens right up. Well kept hardwood floors run through a bright living room anchored by a gas fireplace, and the dining area holds a full table with room left over for your china cabinet. The kitchen has tons of upper and lower cabinetry, an eat up breakfast island, and a spacious corner pantry. Crown moulding carries through the entire main floor, a small detail that quietly lifts every room it touches. Down the hall you'll find two generously sized bedrooms and a full bathroom, then the primary bedroom in the corner of the home. There is real room to live in here: dressers, a bench under the window, a vanity, and an electric fireplace to take the edge off a cold morning. A large walk in closet and a full ensuite with a jetted tub and a separate stand up shower finish it off. The basement is open and flexible, easily taking a pool table on one side and a movie theatre setup on the other, warmed by a third fireplace, electric this time. Two more spacious bedrooms and a third full bathroom are down here, along with a dedicated laundry room. One more room down the hall works as a den, office, craft room or gym. The basement also has its own separate entrance and a rough in for a wet bar. Out back, the yard is massive, with a deck and tidy storage tucked underneath and a gas line already run for the barbecue. Add central air conditioning, central vacuum, custom blinds, and a double heated garage measuring

21'6" x 25'4", deep enough for a full size truck with room to walk around it. This is a home you can move into and simply enjoy. Recent updates give you even less to think about. The fridge is brand new as of December 2025, and the stove and dishwasher are both approximately three years old. The furnace computer board was replaced in 2024, the hot water tank in 2019, the sidewalk and sconces four years ago, and the permanent Heli lights five years ago. The gas barbecue, central vacuum with all attachments, both electric fireplaces and the custom blinds all stay with the home. Location makes it even easier. Two high schools are within walking distance and elementary schools are only minutes away by car. Bus stops are everywhere in this neighbourhood, so getting around town is easy. Groceries, gas, pharmacies and everyday shopping are all under five minutes, and the athletic park, neighbourhood playgrounds and the Birchwood Trails round out the weekends. Come see it for yourself. Book your private showing today.