



GRASSROOTS
REALTY GROUP

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104 DICKEY Bay
Fort McMurray, Alberta

MLS # A2338898



\$539,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,244 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, OTR MICROWAVE, WINDOW BLINDS, T.V MOUNTS (2), T.V WALL SCREEN, GARAGE DOOR OPENER (2) REMOTES, GARAGE HEATER, CENTRAL A/C, CENTRAL VAC (AS-IS), SHED, ATTACHED CAMERAS TO THE HOUSE, ATTACHED WORK BENCHES IN GARAGE

104 DICKEY BAY! Fully developed 5 bedroom 3 Bath 1244QFT BI-LEVEL in a quiet cul-de-sac location in Timberlea just a couple blocks from Schools; shopping and playgrounds! Also has gate access to the rear yard for storage & parking toys and an oversize front driveway for parking trailers/RV & vehicles + a double attached heated garage! Inside you have large front foyer open to the main level; were you have hardwood floor, front living room with bay style windows. Kitchen is open concept with dining area facing the rear yard and has been upgraded to include large Island + you have granite countertops and custom tiled backsplash, upgraded appliances! Down the hall you have 4 piece main bath, 2 more bedrooms and 3rd primary bedroom with walk in closet and also a 4 piece ensuite! The basement is built for family entertainment with a wide open concept; so you have a massive family room plus the 4th massive bedroom & the 5th bedroom that can also be used as a den/office or hobby room! You also have 3 piece bathroom and laundry room/Utility room & storage under the stairs that is very large. This bi-level home is very functional for any family and is ready for quick possession if needed. Other great features include: Central A/C, large rear yard storage Shed with big door access, New Shingles in 2025 & Furnace also a new Hot Water Tank Aug 2026, fenced rear yard with gate access as mentioned and large rear patio deck! Call today to view!