



138 MacLaren Crescent Fort McMurray Alberta

\$439,900

Welcome to MacLaren Crescent, nestled in the charming neighbourhood of Dickinsfield known for its tranquil ambiance and proximity to schools, parks, and trails. This large 2,335 five-level split residence proudly occupies a spacious 6,934 sq/ft pie lot, offering a long concrete driveway, an attached double car garage, and ample interior space for you to personalize and make your own. Step inside to discover a home brimming with character and warmth. A grand entryway welcomes you, leading to an office adorned with built-in shelves and a desk, accompanied by hardwood floors that extend throughout. Beyond lies a cozy family room, featuring a fireplace, cedar ceilings, and access to the large fully fenced backyard and back deck, enveloped by mature trees and lush landscaping. Completing this level are a bedroom, a three-piece bathroom, and the convenience of laundry facilities. Ascend a few steps from the entry to find the front formal living room, offering serene views of the front yard. This space seamlessly transitions into the dining room, which connects to the well-appointed kitchen boasting ample counter and cupboard space. The top level of the home houses three bedrooms, including the primary suite with a walk-through closet and a three-piece ensuite bathroom. An additional spacious four-piece bathroom is conveniently located down the hall. Descending to the first level below grade reveals a sprawling carpeted recreation room, warmed by a gas fireplace and illuminated by a large window that floods the space with natural light. Adjacent to this is the basement, currently a blank canvas awaiting your personal touch to transform it into additional living space. This expansive home offers convenience, a quiet setting and is attractively priced, presenting an incredible opportunity. Schedule your tour today to explore the potential of this property, being sold AS IS WHERE...

Dining room 10.17 Ft x 12.58 Ft
Kitchen 11.00 Ft x 15.42 Ft
Living room 20.75 Ft x 12.25 Ft
3pc Bathroom 9.50 Ft x 7.42 Ft

Recreational, Games room 18.75 Ft x 23.75 Ft
Storage 4.92 Ft x 8.50 Ft
3pc Bathroom 7.42 Ft x 6.50 Ft
Bedroom 16.58 Ft x 8.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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RE/MAX®

RE/MAX Fort McMurray

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4pc Bathroom 9.50 Ft x 7.00 Ft

Bedroom 9.08 Ft x 10.92 Ft

Bedroom 9.50 Ft x 10.92 Ft

Primary Bedroom 14.75 Ft x 12.17 Ft

Storage 2.58 Ft x 8.42 Ft

Other 24.83 Ft x 15.33 Ft

Family room 24.42 Ft x 14.17 Ft

Foyer 6.58 Ft x 9.00 Ft

Laundry room 7.50 Ft x 5.42 Ft

Other 16.50 Ft x 3.00 Ft

Office 17.17 Ft x 14.42 Ft