

\$860,000 - 136 Dakin Drive, Fort McMurray

MLS® #A2264741

\$860,000

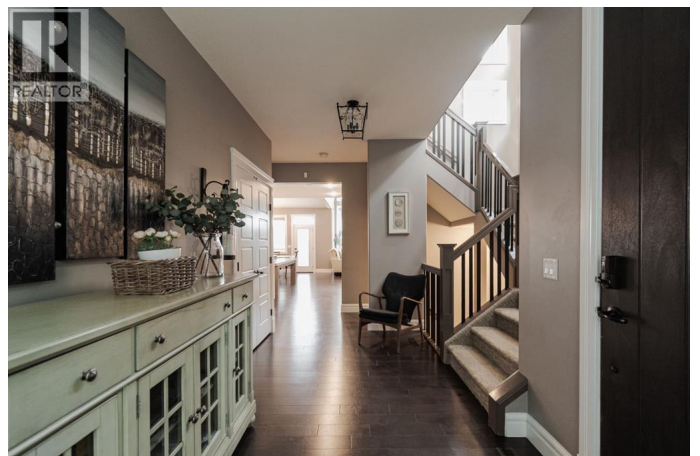
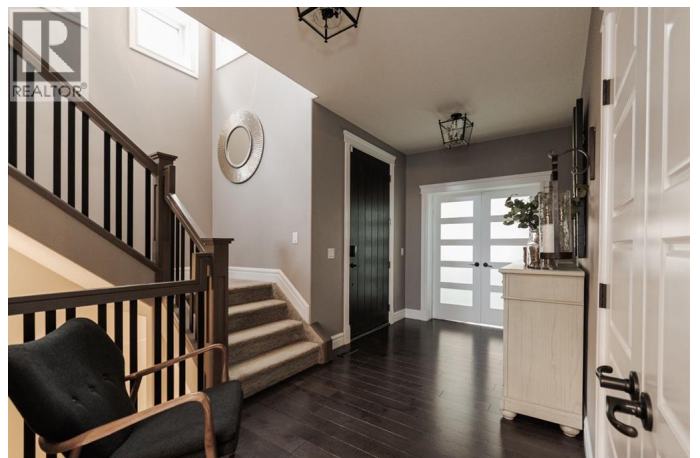
4 Bedroom, 4.00 Bathroom, 2,475 sqft

Single Family on 0.11 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 136 Dakin Drive, a former Alves Show Home in a sought after Parsons Creek location just steps from bus stops and quick access in and out of the neighbourhood.

Backing onto a park with green space, no rear neighbours and a family-friendly setting. Thoughtfully updated and exceptionally maintained, this home blends quality construction and functional spaces designed for everyday comfort. Curb appeal begins with a double driveway and attached heated double garage, complete with in-floor heating and plenty of space for parking and storage. The walkway leads to the covered side entry, and the landscaped yard continues into the back where you'll find a dura deck with gas line for your barbecue, landscaped stone patio, shrubs and rock accents, and a storage shed all recently professionally completed by MK Landscaping. This outdoor space is perfect for entertaining or unwinding, with views of the park behind making it great for families. A rain barrel system is already in place for eco-friendly watering, and the outdoor gas fireplace is negotiable with the sale. Inside, the home is warm and inviting with hardwood floors, built-in audio by Audio Design with a receiver included, and an open concept layout centred around an incredible stone veneer gas fireplace in the living room. The kitchen is a standout, featuring rich cabinetry, granite countertops, a two-tier island, double oven installed in 2023 and a dishwasher replaced in 2024. The dining area overlooks the backyard



and offers access to the deck, making indoor-outdoor living seamless plus enjoy the privacy the outdoor enclosed terrace provides for intimate outdoor dining. Zebra blinds add a clean and modern finish throughout the main floor. A main floor office provides the perfect quiet workspace with two windows for added natural light, and the mudroom offers main floor laundry for added convenience, along with a two-piece bathroom just off the garage entry. Upstairs you'll find three bedrooms plus a bonus room that offers flexibility for a second living space, playroom or home theatre. The primary suite is luxurious, featuring a completely updated ensuite completed in 2024. This space feels like a personal retreat with a new freestanding tub, modern double vanity, new floors and upgraded fixtures along with a new toilet and refreshed finishes. The remaining two bedrooms are generous in size and share a four-piece bathroom. The basement offers even more potential with in-floor heating already installed and plenty of room to create a dream entertainment area or additional living space to suit your needs with an elevated wet bar complete with built in shelves, granite counters and a beverage fridge ready for you to use. Central air conditioning ensures year-round comfort and adds to the appeal of this move-in ready home. Located in a quiet, established area close to schools, parks, future shops and walking trails, 136 Dakin Drive is a beautiful combination of quality, comfort and convenience. Schedule your pri (id:6289)

Built in 2012

Essential Information

Listing #	A2264741
Price	\$860,000
Bedrooms	4

Bathrooms	4.00
Half Baths	1
Square Footage	2,475
Acres	0.11
Year Built	2012
Type	Single Family
Sub-Type	Freehold

Community Information

Address	136 Dakin Drive
Subdivision	Parsons North
City	Fort McMurray
Province	Alberta
Postal Code	T9K0Y1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Wet bar, No neighbours behind, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage, Parking Pad
# of Garages	3

Interior

Appliances	Refrigerator, Dishwasher, Stove, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	The Agency North Central Alberta
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