# \$389,900 - 161 Dakin Drive, Fort McMurray

MLS® #A2208796

# \$389,900

3 Bedroom, 3.00 Bathroom, 1,400 sqft Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 161 Dakin Drive, Parsons Creek!

This inviting duplex, located in a cozy and family-friendly neighborhood, offers the perfect blend of style and functionality. The charming front porch and private rear deck provide great spaces for relaxation and outdoor enjoyment. The property also features a convenient parking pad with plenty of room for your vehicles.

Step inside to discover a thoughtfully designed main floor with a cozy living room featuring a fireplaceâ€"perfect for those chilly evenings. The kitchen is both stylish and practical, offering plenty of counter space and storage, along with a bright eating area that's ideal for family meals or entertaining guests.

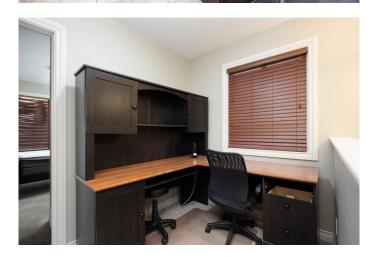
Upstairs, you'II find 3 spacious bedrooms, including a master retreat with a walk-in closet and full ensuite bathroom. The bonus landing area is perfect for an office, playroom, or chill zone, and the upstairs laundry adds extra convenience to your daily routine.

The basement, complete with a separate side entrance, is a blank canvas awaiting your personal touchâ€"perfect for future development or a potential basement suite.

Don't miss this gem in the sought-after Parsons Creek community. Book your private tour today!







#### Built in 2012

#### **Essential Information**

MLS® # A2208796 Price \$389,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,400 Acres 0.07 Year Built 2012

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 161 Dakin Drive
Subdivision Parsons North
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K0Y1

### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Kitchen Island, Sump Pump(s), Vinyl Windows

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating Fireplace(s), Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Basement None

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed April 4th, 2025

Days on Market 37
Zoning ND

# **Listing Details**

Listing Office EXP REALTY

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