

# \$309,900 - 176 Fullerton Drive, Fort McMurray

MLS® #A2214544

**\$309,900**

3 Bedroom, 2.00 Bathroom, 934 sqft

Residential on 0.11 Acres

Dickinsfield, Fort McMurray, Alberta

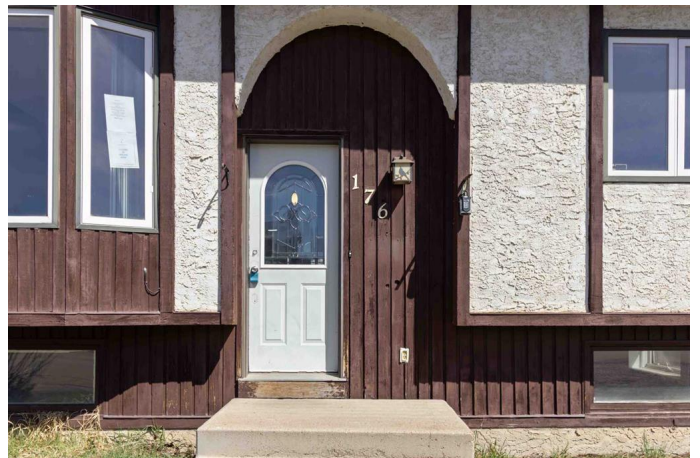
Unlock the potential at 176 Fullerton Drive, a gem nestled in the heart of Dickinsfield. This property offers a functional layout and tons of possibilities to create the home of your dreams. The main floor features a bright living room filled with natural light and a quaint eat-in kitchen overlooking the backyard. Two spacious bedrooms, including a primary bedroom with a generously sized closet, and a 4-piece bathroom complete this level. The basement, with its separate entrance, presents an incredible opportunity for future accommodations. It includes two generously sized bedrooms, a kitchenette, a 3-piece bathroom, a laundry area, and a large recreation room. Whether you're looking to accommodate extended family or create additional private living space, the flexibility of this space is a standout feature. Outside, the backyard is an inviting canvas for your landscaping dreams, while the property boasts a large garage and a spacious driveway for ample parking. With the right vision and effort, this home is ready for its glow-up. Don't miss out on this chance to create value and make it your own! Call today to book your personal viewing.

Built in 1981

## Essential Information

MLS® #                   A2214544

Price                     \$309,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	934
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	176 Fullerton Drive
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1P8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Driveway
# of Garages	1

### **Interior**

Interior Features	Pantry, Separate Entrance
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Exterior Entry

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	101
Zoning	R1S

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.