

# \$449,900 - 201 Leigh Crescent, Fort McMurray

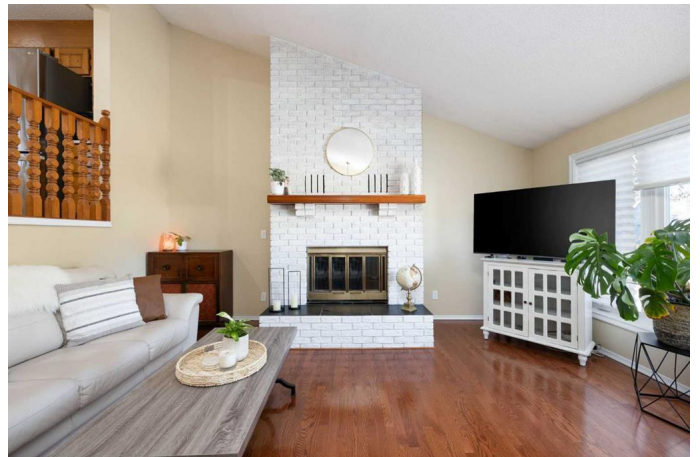
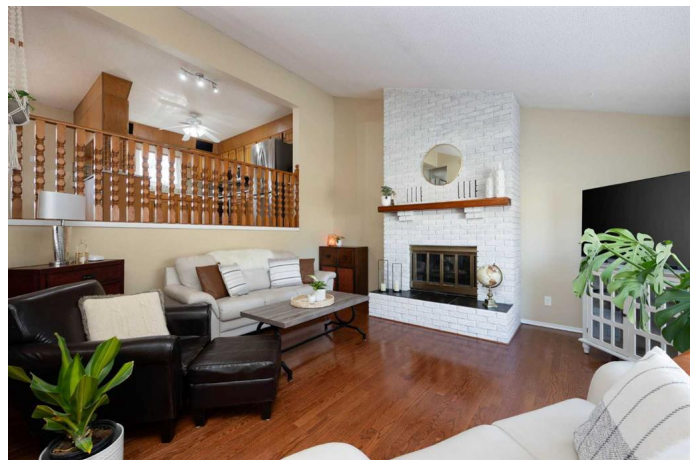
MLS® #A2210887

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,340 sqft  
Residential on 0.12 Acres

Dickinsfield, Fort McMurray, Alberta

Some homes capture your attention the moment you step inside and this one does just that. Rich with timeless charm and filled with opportunity, this home blends classic craftsmanship with key modern upgrades. Offering warmth, space, and character in one of the most desirable neighborhoods. Inside, youâ€™ll find hardwood floors bringing a sense of history and elegance to the main living spaces. The heart of the home is anchored by a true solid wood Craftsman kitchen and a beautiful brick fireplace that radiates charm. Enjoy the upgraded Nest thermostat, Ring doorbell cameras, NEWER carpet in the upstairs bedrooms, updated electrical components throughout and fresh windows to keep things comfortable and efficient. Move in with confidence with NEWER counters, appliances, including washer and dryer, hot water tank, and A/C. Downstairs, the tailored lower level is designed for entertainingâ€”with a built-in bar, generous rec room and a versatile bonus space, ideal for cold storage, a home gym, or whatever your imagination envisions. continuing the theme of authenticity and warmth, A sauna and hot tub, add rare touches of relaxation, complimenting a beautiful three-season sunroom, overlooking a huge, private backyard with a new fence and ground level deck. The brick exterior hints at the homeâ€™s enduring quality with an attached heated double garage, a smart layout, and solid bones - this home has a foundation thatâ€™s both functional and full of



possibility. Whether you're drawn to its character or inspired by its potential this is a home that welcomes your story! and it would not be complete without mentioning that it is nestled beside boreal forest, trails, schools and just minutes from where the exciting New Ice District and Events Centre will be!

Built in 1981

### Essential Information

MLS® #	A2210887
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,340
Acres	0.12
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	201 Leigh Crescent
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1K2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, On Street, Oversized, Parking Pad, Side By Side
# of Garages	2

## Interior

Interior Features	Bar, Central Vacuum, High Ceilings, Open Floorplan, Sauna, See Remarks, Wet Bar
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s)
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Mantle, See Remarks, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Private, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	April 11th, 2025
Days on Market	9
Zoning	R1

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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