

# \$294,900 - 176 Fullerton Drive, Fort McMurray

MLS® #A2214544

**\$294,900**

3 Bedroom, 2.00 Bathroom, 934 sqft

Residential on 0.11 Acres

Dickinsfield, Fort McMurray, Alberta

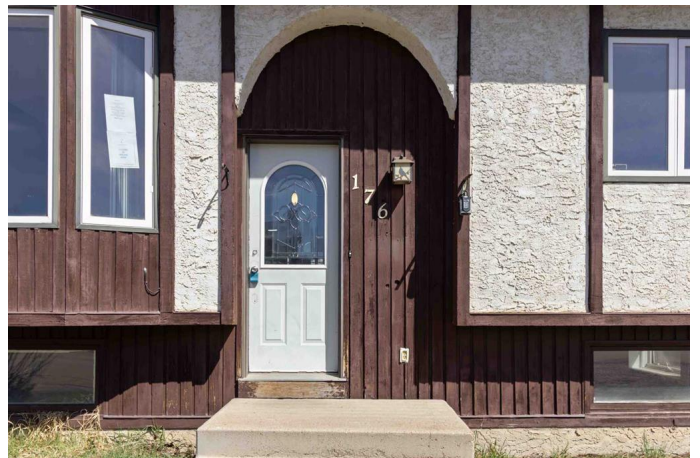
Unlock the potential at 176 Fullerton Drive, a gem nestled in the heart of Dickinsfield. This property offers a functional layout and tons of possibilities to create the home of your dreams. The main floor features a bright living room filled with natural light and a quaint eat-in kitchen overlooking 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                     \$294,900



|                |             |
|----------------|-------------|
| 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          | Exterior Entry, Finished, Full, Suite |

### **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 | 141              |
| Zoning         | R1S              |

### **Listing Details**

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

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