

# \$439,900 - 206 Leigh Crescent, Fort McMurray

MLS® #A2257356

**\$439,900**

5 Bedroom, 3.00 Bathroom, 1,285 sqft

Residential on 0.15 Acres

Dickinsfield, Fort McMurray, Alberta

Welcome to your next home! With 2342 sqft of living space, this home has a lot of room for a family to enjoy! New shingles in 2024, windows and siding in 2018, this home has great bones! Nestled in a great neighborhood, this property offers the perfect blend of comfort and convenience. You'll love being close to walking trails and schools, making it ideal for families. The spacious layout provides plenty of room for kids to play and for entertaining guests, while the big backyard is perfect for summer barbecues and outdoor fun. Inside, the natural wood kitchen cabinets add warmth and character, and the cozy wood-burning fireplace is perfect for relaxing evenings at home. You'll appreciate the oversized double garage for all your parking and storage needs, along with a handy garden shed to keep your tools organized. Don't miss this opportunity to make lasting memories in a home that truly has it all!

Built in 1981

## Essential Information

MLS® #	A2257356
Price	\$439,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,285
Acres	0.15



Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	206 Leigh Crescent
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1N4

### Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, Natural Woodwork, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Refrigerator, See Remarks, Washer, Gas Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Glass Doors, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Few Trees, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 17th, 2025
Days on Market	1
Zoning	R1

## Listing Details

Listing Office	RE/MAX Connect
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