

\$419,900 - 122 Maclaren Bay, Fort McMurray

MLS® #A2267540

\$419,900

4 Bedroom, 2.00 Bathroom, 1,000 sqft
Residential on 0.14 Acres

Dickinsfield, Fort McMurray, Alberta

Welcome to 122 Maclaren Bay, a home that sits proudly on a quiet cul-de-sac in the heart of Dickinsfield - where neighbours still wave and life just feels a little more peaceful.

Step inside and youâ€™ll instantly feel the warmth of fresh beginnings; quite literally, thanks to the brand-new shingles (2025 by Realistic Roofing) and a furnace and central air conditioning system updated in 2015, keeping things comfortable in every season. The home has been freshly repainted in 2025, giving it that clean, move-in-ready glow from the moment you open the door.

The main floor welcomes you with bright, open living spaces filled with natural light from the skylights above. The kitchen is open and functional, featuring plenty of full-height cabinetry, abundant counterspace, and a bay window in the adjacent dining area where you can sip your coffee while keeping an eye on the cul-de-sac action outside - whether itâ€™s kids racing bikes or an impromptu game of road hockey.

On the main level, youâ€™ll find three spacious bedrooms along with a full bathroom that serves the family with ease. Downstairs, the fully developed basement offers a fourth bedroom, another full bathroom, and a large family room with cozy new carpet (installed in 2025) - the perfect setup for movie nights, a playroom, or a home gym. There is a back storage area with a window that has great potential to be made into a home office, hobby room, workout area, or add access from the



basement bedroom to have a fantastic walk-in closet.

Step out back and enjoy a yard thatâ€™s ready for gatherings, gardening, or quiet nights by the firepit under the stars. Thereâ€™s also a large heated detached garage (24'7" x 24'6") thatâ€™s bound to make someoneâ€™s â€œdream workshopâ€• list; ideal for vehicles, hobbies, or that ever-growing collection of tools.

With major updates handled, bright open spaces throughout, and a location thatâ€™s pure Fort McMurray family living, 122 Maclaren Bay is the kind of home where memories are made, stories begin, and bikes are left in the driveway. Make this gem yours today!

Built in 1981

Essential Information

MLS® #	A2267540
Price	\$419,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	122 Maclaren Bay
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo
Province	Alberta

Postal Code T9K 1P3

Amenities

Parking Spaces 5
Parking Double Garage Detached, Concrete Driveway
of Garages 2

Interior

Interior Features Ceiling Fan(s), See Remarks
Appliances Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Family Room, Wood Burning
Has Basement Yes
Basement Full

Exterior

Exterior Features Other
Lot Description Cul-De-Sac, Lawn
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed November 5th, 2025
Zoning R1S

Listing Details

Listing Office EXP REALTY

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