

# \$560,000 - 114 Dickins Close, Fort McMurray

MLS® #A2226422

## \$560,000

6 Bedroom, 3.00 Bathroom, 1,742 sqft  
Residential on 0.17 Acres

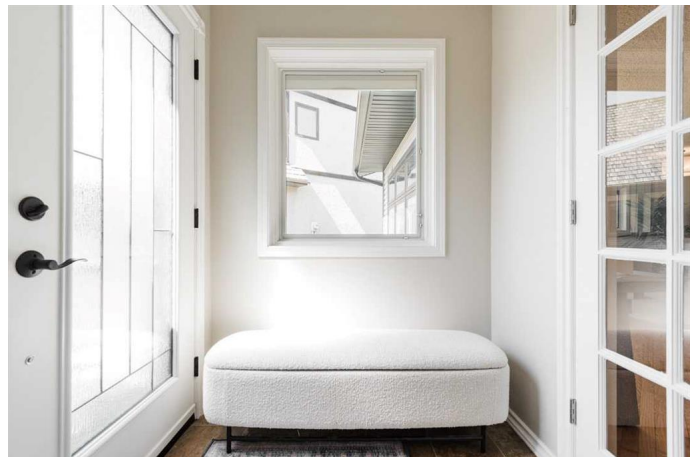
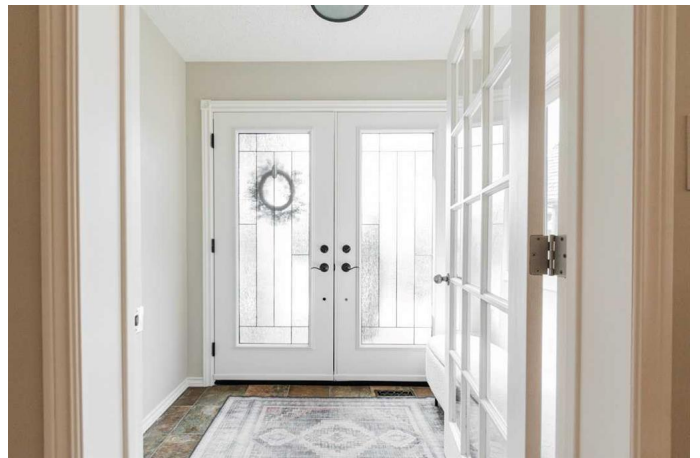
Dickinsfield, Fort McMurray, Alberta

Welcome to 114 Dickins Close; a truly exceptional residence tucked into a quiet cul-de-sac and backing directly onto the scenic Birchwood Trails. Set on one of the largest lots in the area—spanning over 7,300 SqFt—this property combines timeless design, smart upgrades, and an inviting, lifestyle-focused layout.

Welcome to 114 Dickins Close, a beautifully updated home tucked into a quiet cul-de-sac, backing the beloved Birchwood Trails and set on one of the largest lots in the area—over 7,100 sq ft of private, landscaped space.

The curb appeal is immediate: newer siding and stonework (2017), a crisp concrete driveway (2022), manicured shrubs, and a welcoming front entry. Inside, you're greeted by double French doors leading to a spacious foyer with built-in seating, dual closets, and garage access—designed for everyday function and flow.

Sunlight pours through large, updated windows (2019), highlighting a well-designed main floor anchored by a striking stone-faced wood-burning fireplace (WETT certified). The open kitchen and dining area are ideal for entertaining, complete with granite countertops, a large eat-up island, stainless steel appliances, soft-close cabinetry, a hidden walk-in pantry, and instant hot water. A sunken living room adds warmth and charm, and a full laundry area on the main level adds



convenience.

Down the hall, you'll find three well-sized bedrooms, including a serene primary suite with jetted tub, dual closets with built-ins, and a private 4-piece ensuite. A second full bath completes the main level.

The fully developed basement is a color-drenched haven, offering a bold, stylish space perfect for entertaining or relaxing. The oversized rec room features a granite wet bar with wine fridge, media shelving, ambient lighting, and a clever custom staircase cabinet system with pull-out drawers for hidden storage.

Three additional rooms downstairs offer flexibility—two large bedrooms plus a third flex room currently used as a poker room, easily suited as a sixth bedroom or guest suite. A spacious 4-piece bath and oversized storage room complete the lower level.

Outside, your backyard oasis awaits. With direct trail access, it features a large pressure-treated deck, gazebo, two storage cabinets, gas BBQ (included), hot tub, and shed—perfect for hosting or relaxing in total privacy.

Every detail has been carefully curated to offer comfort, character, and flexibility. From its vibrant basement retreat to the trail-side backyard, 114 Dickins Close delivers the lifestyle you’ve been waiting for.

Built in 1985

**Essential Information**

MLS® #	A2226422
Price	\$560,000
Bedrooms	6

Bathrooms	3.00
Full Baths	3
Square Footage	1,742
Acres	0.17
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	114 Dickins Close
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1X5

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Front Drive
# of Garages	2

### **Interior**

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Water Softener, Window Coverings, Gas Oven, Instant Hot Water, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Brick Facing, Dining Room
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line, Private Yard, Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gazebo, Landscaped, Lawn, Level, No Neighbours Behind, Pie Shaped Lot, Cleared, Greenbelt
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Wood

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	5
Zoning	R1

**Listing Details**

Listing Office	The Agency North Central Alberta
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