

# \$389,900 - 161 Dakin Drive, Fort McMurray

MLS® #A2208796

**\$389,900**

3 Bedroom, 3.00 Bathroom, 1,400 sqft  
Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 161 Dakin Drive, Parsons Creek!

This inviting duplex, located in a cozy and family-friendly neighborhood, offers the perfect blend of style and functionality. The charming front porch and private rear deck provide great spaces for relaxation and outdoor enjoyment. The property also features a convenient parking pad with plenty of room for your vehicles.

Step inside to discover a thoughtfully designed main floor with a cozy living room featuring a fireplace—perfect for those chilly evenings. The kitchen is both stylish and practical, offering plenty of counter space and storage, along with a bright eating area that’s ideal for family meals or entertaining guests.

Upstairs, you’ll find 3 spacious bedrooms, including a master retreat with a walk-in closet and full ensuite bathroom. The bonus landing area is perfect for an office, playroom, or chill zone, and the upstairs laundry adds extra convenience to your daily routine.

The basement, complete with a separate side entrance, is a blank canvas awaiting your personal touch—perfect for future development or a potential basement suite.

Don’t miss this gem in the sought-after Parsons Creek community. Book your private tour today!



Built in 2012

### **Essential Information**

MLS® #	A2208796
Price	\$389,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,400
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	161 Dakin Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0Y1

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Kitchen Island, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	17
Zoning	ND

## Listing Details

Listing Office	EXP REALTY
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