

# \$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 | 29              |
| Zoning         | ND              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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