

114 Dickins Close
Fort McMurray, Alberta

MLS # A2226422



\$560,000

Division:	Dickinsfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,742 sq.ft.	Age:	1985 (40 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Cul-De-Sac, Front Yard,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
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		

Inclusions: SS FRIDGE, SS DISHWASHER, SS GAS STOVE, SS HOOD FAN, CENTRAL AIR, WATER SOFTENER, GARAGE HEATER, GARAGE OPENER W/ REMOTE, GARAGE CABINETS, TALL DECK STORAGE BINS, OUTDOOR SHED, HOT TUB, BASEMENT WINE FRIDGE, BASEMENT TV MOUNT

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.