

\$860,000 - 136 Dakin Drive, Fort McMurray

MLS® #A2264741

\$860,000

4 Bedroom, 4.00 Bathroom, 2,475 sqft

Residential on 0.11 Acres

Parsons North, Fort McMurray, Alberta

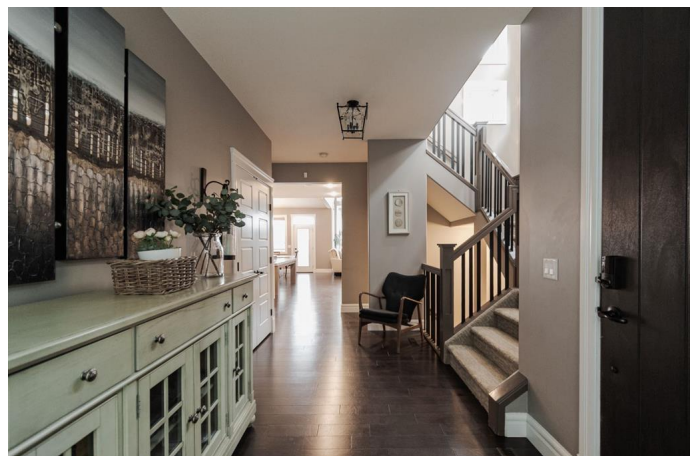
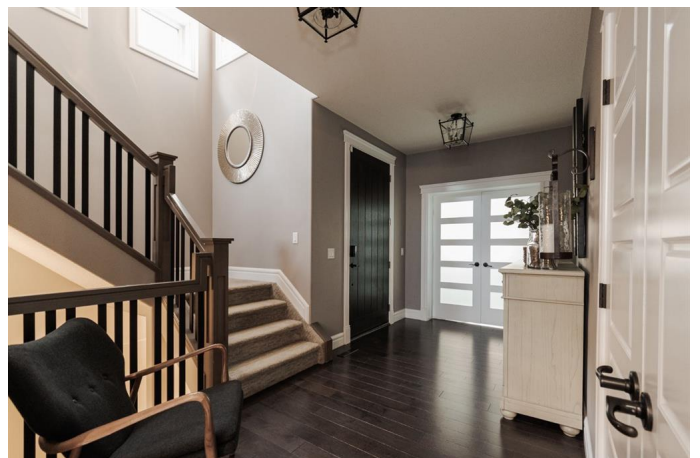
Welcome to 136 Dakin Drive, a former Alves Show Home in a sought after Parsons Creek location just steps from bus stops and quick access in and out of the neighbourhood.

Backing onto a park with green space, no rear neighbours and a family-friendly setting.

Thoughtfully updated and exceptionally maintained, this home blends quality construction and functional spaces designed for everyday comfort.

Curb appeal begins with a double driveway and attached heated double garage, complete with in-floor heating and plenty of space for parking and storage. The walkway leads to the covered side entry, and the landscaped yard continues into the back where you'll find a dura deck with gas line for your barbecue, landscaped stone patio, shrubs and rock accents, and a storage shed all recently professionally completed by MK Landscaping. This outdoor space is perfect for entertaining or unwinding, with views of the park behind making it great for families. A rain barrel system is already in place for eco-friendly watering, and the outdoor gas fireplace is negotiable with the sale.

Inside, the home is warm and inviting with hardwood floors, built-in audio by Audio Design with a receiver included, and an open concept layout centred around an incredible stone veneer gas fireplace in the living room. The kitchen is a standout, featuring rich cabinetry, granite countertops, a two-tier island, double oven installed in 2023 and a



dishwasher replaced in 2024. The dining area overlooks the backyard and offers access to the deck, making indoor-outdoor living seamless plus enjoy the privacy the outdoor enclosed terrace provides for intimate outdoor dining. Zebra blinds add a clean and modern finish throughout the main floor.

A main floor office provides the perfect quiet workspace with two windows for added natural light, and the mudroom offers main floor laundry for added convenience, along with a two-piece bathroom just off the garage entry. Upstairs youâ€™ll find three bedrooms plus a bonus room that offers flexibility for a second living space, playroom or home theatre. The primary suite is luxurious, featuring a completely updated ensuite completed in 2024. This space feels like a personal retreat with a new freestanding tub, modern double vanity, new floors and upgraded fixtures along with a new toilet and refreshed finishes. The remaining two bedrooms are generous in size and share a four-piece bathroom.

The basement offers even more potential with in-floor heating already installed and plenty of room to create a dream entertainment area or additional living space to suit your needs with an elevated wet bar complete with built in shelves, granite counters and a beverage fridge ready for you to use. Central air conditioning ensures year-round comfort and adds to the appeal of this move-in ready home.

Located in a quiet, established area close to schools, parks future shops and walking trails, 136 Dakin Drive is a beautiful combination of quality, comfort and convenience. Schedule your pri

Built in 2012

Essential Information

MLS® #

A2264741

Price	\$860,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,475
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	136 Dakin Drive
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0Y1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, Side By Side
# of Garages	2

Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Standard Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Days on Market	9
Zoning	ND

Listing Details

Listing Office	The Agency North Central Alberta
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