

\$379,900 - 161 Dakin Drive, Fort McMurray

MLS® #A2242437

\$379,900

3 Bedroom, 3.00 Bathroom, 1,409 sqft
Residential on 0.07 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 161 Dakin Drive, Parsons Creek—a beautiful and affordable duplex in one of Fort McMurray’s most desirable family-friendly neighborhoods.

This inviting home features the best price in Parsons Creek North and includes a separate side entrance to the basement, offering excellent potential to develop a legal suite for a mortgage helper!

Enjoy the charm of the front porch and unwind on your private rear deck—ideal for BBQs or evening relaxation. A large rear parking pad provides ample space for vehicles, RV, or future garage development.

Inside, the main floor boasts a warm and cozy living room with a fireplace for those chilly Alberta evenings. The kitchen is both functional and stylish, offering ample counter space, great storage, and a sunny dining area perfect for everyday meals and entertaining.

Upstairs, you’ll find three spacious bedrooms, including a primary suite with a walk-in closet and a full ensuite bathroom. A bonus loft-style landing offers a versatile space—perfect for a home office, playroom, or reading nook—and upstairs laundry adds to the home's convenience.

The unfinished basement is a blank canvas with a separate side entrance, making it ideal



for future development, a rental suite, or additional family space.

Don't miss this opportunity to own a well-priced home with income potential in the sought-after Parsons Creek community. Book your private showing today!

Built in 2012

Essential Information

MLS® #	A2242437
Price	\$379,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,409
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	T9K 0Y1

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance,
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	Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Exterior Entry, Unfinished, See Remarks

Exterior

Exterior Features	Barbecue
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, See Remarks

Additional Information

Date Listed	July 22nd, 2025
Days on Market	13
Zoning	ND

Listing Details

Listing Office	RE/MAX Connect
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