

# \$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

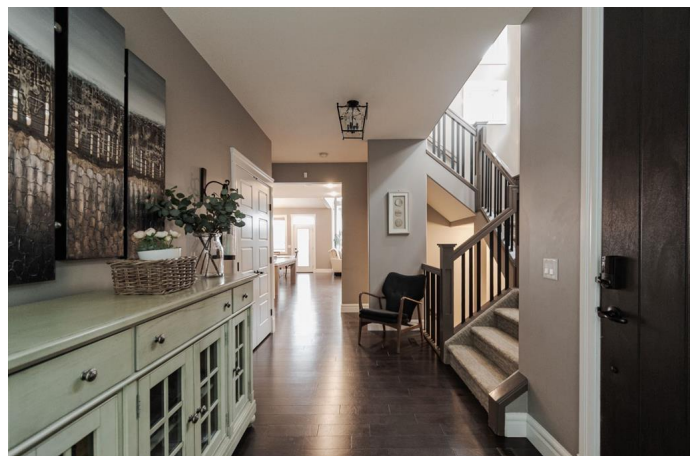
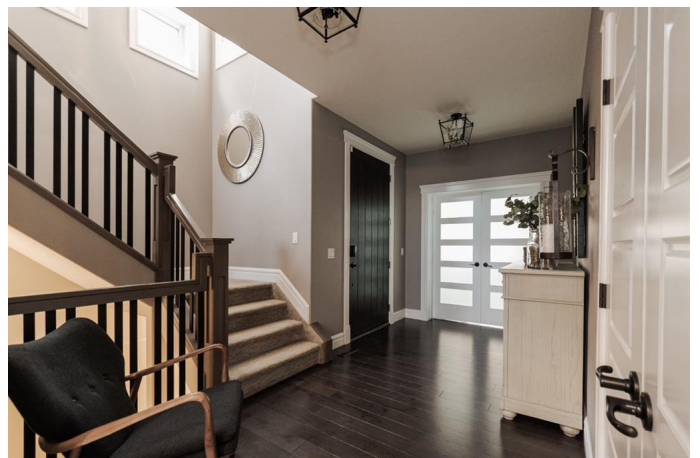
Welcome to 136 Dakin Drive, a former Alves Show Home in a sought after Parsons Creek location just steps from bus stops and quick access in and out of the neighbourhood.

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 | 2                  |
| Zoning         | ND                 |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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