

# \$379,900 - 138 Leigh Crescent, Fort McMurray

MLS® #A2208717

**\$379,900**

4 Bedroom, 2.00 Bathroom, 944 sqft

Residential on 0.13 Acres

Dickinsfield, Fort McMurray, Alberta

Welcome to 138 Leigh Crescent â€“ a 4-bedroom, 2-bathroom bi-level located just steps from the scenic Birchwood Trails. The main level offers a functional layout with a bright living room, dining area, and kitchen equipped with a stove, fridge, microwave, and dishwasher. Two bedrooms and a recently updated full bathroom with a tub/shower combo complete the main floor.

Downstairs, you'll find two more bedrooms, another full bathroom, a spacious laundry room, and a large rec room with plenty of space for relaxing or entertaining. The home has been freshly painted in a neutral tone and features a brand new high-efficiency furnace for added value and efficiency.

Outside, the large fenced yard offers lots of space to enjoy the outdoors, including a fire pit, garden beds ready for summer planting, a large shed for storage, and an additional garden shed off the patio for your tools and equipment. The paved driveway provides ample parking, with room for all your toys â€“ even a travel trailer. With direct access to year-round outdoor activities on the Birchwood Trails, this property is full of potential and just waiting for its next chapter.

Built in 1981

## Essential Information



MLS® #	A2208717
Price	\$379,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	944
Acres	0.13
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	138 Leigh Crescent
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1K6

### Amenities

Parking Spaces	4
Parking	Driveway, Off Street

### Interior

Interior Features	Kitchen Island, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Freezer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Entrance, Storage
Lot Description	Back Yard, Few Trees, Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 7th, 2025
Days on Market	33
Zoning	R1

**Listing Details**

Listing Office	People 1st Realty
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