

122 Maclarens Bay  
Fort McMurray, Alberta

MLS # A2267540



**\$400,000**

<b>Division:</b>	Dickinsfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		
<b>Inclusions:</b>	gazebo, shed, garage heater, garage shelving		

Welcome to 122 Maclarens Bay, a home that sits proudly on a quiet cul-de-sac in the heart of Dickinsfield - where neighbours still wave and life just feels a little more peaceful. Step inside and you'll instantly feel the warmth of fresh beginnings; quite literally, thanks to the brand-new shingles (2025 by Realistic Roofing) and a furnace and central air conditioning system updated in 2015, keeping things comfortable in every season. The home has been freshly repainted in 2025, giving it that clean, move-in-ready glow from the moment you open the door. The main floor welcomes you with bright, open living spaces filled with natural light from the skylights above. The kitchen is open and functional, featuring plenty of full-height cabinetry, abundant counterspace, and a bay window in the adjacent dining area where you can sip your coffee while keeping an eye on the cul-de-sac action outside - whether it's kids racing bikes or an impromptu game of road hockey. On the main level, you'll find three spacious bedrooms along with a full bathroom that serves the family with ease. Downstairs, the fully developed basement offers a fourth bedroom, another full bathroom, and a large family room with cozy new carpet (installed in 2025) - the perfect setup for movie nights, a playroom, or a home gym. There is a back storage area with a window that has great potential to be made into a home office, hobby room, workout area, or add access from the basement bedroom to have a fantastic walk-in closet. Step out back and enjoy a yard that's ready for gatherings, gardening, or quiet nights by the firepit under the stars. There's also a large heated detached garage (24'7" x 24'6") that's bound to make someone's dream workshop list; ideal for vehicles, hobbies, or that ever-growing collection of tools. With major updates handled,

bright open spaces throughout, and a location that's pure Fort McMurray family living, 122 Maclaren Bay is the kind of home where memories are made, stories begin, and bikes are left in the driveway. Make this gem yours today!