

# \$260,000 - 138 Maclaren Bay, Fort McMurray

MLS® #A2206547

## \$260,000

3 Bedroom, 2.00 Bathroom, 909 sqft  
Residential on 0.10 Acres

Dickinsfield, Fort McMurray, Alberta

Welcome to 138 McLaren Bay! Located in Dickinsfield, this FORECLOSURE featuring 3 bedrooms and 2 bathrooms has a DETACHED HEATED DOUBLE GARAGE. As you enter through the front covered porch, you will find on main floor an open concept living room, dining room and kitchen. At the back of the house are the primary and a second bedroom and a 4-piece bathroom. In the basement you will find a large family room, a third bedroom, a 3-piece bathroom, the laundry room and a storage room. Located close to restaurants, shopping, parks and hiking trails, don't miss this opportunity and book your private showing today!

Built in 1982

### Essential Information

MLS® #	A2206547
Price	\$260,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.10
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	138 Maclaren Bay
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1P3

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	14
Zoning	R1S

## Listing Details

Listing Office	KIC Realty
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