

# \$384,888 - 138 Leigh Crescent, Fort McMurray

MLS® #A2208717

## \$384,888

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	\$384,888
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, Freezer, Microwave, Refrigerator, Stove(s), Washer
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	9
Zoning	R1

**Listing Details**

Listing Office	People 1st Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.