

# \$425,000 - 122 Brintnell Road, Fort McMurray

MLS® #A2197130

**\$425,000**

6 Bedroom, 3.00 Bathroom, 1,242 sqft  
Residential on 0.19 Acres

Dickinsfield, Fort McMurray, Alberta

Welcome to 122 Brintnell Road: Located in the highly desired neighbourhood of Dickinsfield, situated on a massive OVER 8,000 SQFT PIE SHAPED LOT. This bi-level home offers 6 bedrooms, 3 bathrooms, an ATTACHED HEATED DOUBLE CAR GARAGE, and the bonus of having no neighbours behind you. As you step into the main level you are greeted with an open concept living space with an abundance of natural light coming from the beautiful bay window in the living room and hardwood flooring. Just off your great sized dining room are sliding glass doors leading to your oversized back deck, and an enormous fully fenced private backyard. The kitchen features all stainless steel appliances, trendy dark blue cabinetry, butcher block countertops, and windows above the sink overlooking your backyard. As you continue through the main level there is a 4pc bathroom, primary bedroom featuring a walk-in closet + 2pc ensuite, as well as 2 more spacious bedrooms. The fully finished lower level offers a cozy family room with a brick facing wood-burning fireplace and a massive rec/games room all finished with new laminate flooring. Additionally, there are 3 great sized bedrooms and a 3pc bathroom with a gorgeous tiled shower. This is the perfect family home with an amazing location to match being within walking distance to 2 highly rated Elementary schools, parks, the Birchwood trail system, shopping, site/city bus stops, and more! Take advantage of this opportunity to own at an affordable



price - call today to schedule a personal tour!

Built in 1983

### Essential Information

MLS® #	A2197130
Price	\$425,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,242
Acres	0.19
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	122 Brintnell Road
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1K4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Open Floorplan, See Remarks, Walk-In Closet(s), Wood Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard, No Neighbours Behind, Other, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Wood

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	9
Zoning	R1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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