

125 Clenell Crescent
Fort McMurray, Alberta

MLS # A2225372



\$449,888

Division:	Dickinsfield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	729 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Heated Garage, Insulated, RV Access/Parking, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Vinyl, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Crown Molding, Jetted Tub, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, stove, dishwasher, washer, dryer, central a/c, garage heater, pool in yard, hot tub as is where

HELLO TO THIS SUPER CUTE and Charming HOME IN DESERIABLE DICKENFIELD WITH EXSTENSIVE INTERIOR AND EXTERIOR RENOVATIONS & SITUATED ON A OVERSIZED 6500 + SQ FT LOT LOT THAT IS FULLY FENCED AND LANDSCAPED WITH POOL AND AN ATTACHED HEATED GARAGE and DRIVE THRU GARAGE WITH FRONT AND REAR OVERHEAD DOORS. IMMEDIATE OCCUPANCY AVAILABLE. This turn key and move in ready home offers exterior renovations that were completed in 2022 and include new shingles and siding. The Interior renovations from top to bottom were completed in 2022. The interior renovations included a new kitchen, quartz countertops, new flooring, renovated bathrooms, an updated electrical panel, and replacement of the furnace and hot water tank in 2019. This super cute home offers a great space for first-time home buyers and empty nesters. There are 4 bedrooms and 2 full bathrooms. The open-concept upper living area features a bright front living room that opens to your modern kitchen with an eat-up breakfast bar, beautiful white kitchen cabinets and quartz countertops. This upper level offers 2 bedrooms. The fully finished basement has a large family room, which is currently being used as the Primary bedroom space. There are 2 more bedrooms on this level and a laundry room. On the exterior, you have a 6500+ sq ft lot, a large deck, and an attached heated drive-through garage. Other features of this home include central a/c, and you are perfectly located on a quiet street and within walking distance to two elementary schools, and close proximity to all amenities and quick access to site and city bus stops and your are in a prime location being directly across street from Birchwood trail system. . Call today for your personal tour, stop paying high rents and become a home owner

today!