



THE
A-TEAM

**RE/MAX
FIRST**

189 PARMENTER Crescent, Fort McMurray T9K 1L7

MLS®#: **A2141742**

Area: **Dickinsfield**

Listing Date: **06/26/24**

List Price: **\$480,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1981**

Finished Floor Area
Abv Sqft: **928**
Low Sqft:
Ttl Sqft: **928**

Lot Information

Lot Sz Ar: **5,983 sqft**
Lot Shape:

DOM

82
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Access:

Lot Feat: **Lawn, Landscaped, See Remarks**
Park Feat: **Double Garage Detached, Off Street, RV Access/Parking**

Parking

Ttl Park: **5**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Concrete, Vinyl Siding, Wood Frame**
Flooring: **Hardwood, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Refrigerator, See Remarks, Stove(s), Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`0"	Bedroom	Main	11`7" x 14`4"
Bedroom	Main	8`3" x 12`7"	Kitchen	Main	11`0" x 12`6"
Living Room	Main	14`3" x 17`3"	3pc Bathroom	Basement	10`0" x 7`2"
Bedroom	Basement	14`0" x 9`6"	Game Room	Basement	14`0" x 19`0"
Storage	Basement	32`0" x 0`0"	Furnace/Utility Room	Basement	10`0" x 10`5"
Bedroom	Basement	13`6" x 14`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8022551

Zoning:
R1

Remarks

Pub Rmks: **Welcome to 189 Parmenter Crescent tucked away on a quiet street in Dickinsfield within short walking distance to 2 elementary school. This cute and charming home has been very well maintained and offers hardwood flooring the main floor which features an eat in kitchen table and built in bench included, a living room with wood fireplace, 2 bedrooms and a main bathroom that was renovated in 2018. The fully developed basement has large above ground windows, 2 more bedrooms, a big family room and a 3 PC bathroom. The spacious backyard offers lots of room to roam, a long driveway for multiple vehicles or an RV and a detached double car garage with a new garage heater, less than 1 year old. Other improvements include vinyl windows, new shingles and attic insulation in 2016 and new HWT (2024). Call today to view this well maintained property in a fantastic neighborhood.**

Inclusions: **Fridge, stove, dishwasher, washer, dryer, all window coverings, garage door opener & remote, freezer, kitchen table and nook bench, central ac, all furnishings (neg)**

Property Listed By: **RE/MAX FORT MCMURRAY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800