



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**192 TORRIE Crescent, Fort McMurray T9K 1J7**

MLS®#: **A2177523**

Area: **Dickinsfield**

Listing Date: **11/06/24**

List Price: **\$499,900**

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**  
Lot Information  
Lot Sz Ar: **6,488 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,261**  
Low Sqft:  
Ttl Sqft: **1,261**

DOM

**45**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,Greenbelt,Landscaped**  
Park Feat: **Double Garage Attached,Off Street,Parking Pad,RV Access/Parking**

Utilities and Features

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

Construction: **Concrete**  
Flooring: **Linoleum,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	7`6" x 5`5"
Bedroom	Main	11`5" x 12`3"
Bedroom	Main	9`0" x 11`3"
Living Room	Main	20`7" x 11`4"
Bedroom	Basement	10`5" x 9`2"
Game Room	Basement	17`5" x 26`0"
Furnace/Utility Room	Basement	14`2" x 13`2"

Room	Level	Dimensions
4pc Bathroom	Main	7`5" x 6`6"
Bedroom	Main	8`8" x 11`4"
Kitchen	Main	15`0" x 17`7"
2pc Bathroom	Basement	5`2" x 9`2"
Bedroom	Basement	9`0" x 13`2"
Storage	Basement	5`4" x 10`0"









