



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

**14**  
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"

Title: **Fee Simple**  
 Zoning: **R1**  
 Legal Desc: **8022549**

Remarks

Pub Rmks: **Discover 192 Torrie Crescent! Prime Location Backing on the Greenbelt and Steps from Elementary Schools! Welcome to 192 Torrie Crescent, a gem in the desirable subdivision of Dickinsfield! Nestled into a quiet cul-de-sac, walking distance to 2 elementary schools and backing directly onto the beautiful Birchwood Trails, this home combines tranquility and convenience in one unbeatable location. From the moment you arrive, you'll appreciate the abundance of parking options with a double attached garage, a spacious driveway, and an additional parking pad perfect for your RV, boat, or extra vehicles. The expanded front porch offers both a practical and welcoming space, doubling as a mudroom and providing easy access to the garage. Inside, the main floor features a thoughtfully upgraded eat-in kitchen. Renovated in 2012, this kitchen features rich cabinetry with soft-close drawers, a built-in pantry, under-cabinet lighting, and a generously sized island with extra storage and 2 outlets—perfect for all your baking needs. The living room, offers a large picture window, opens onto a serene backyard through sliding patio doors, making indoor-outdoor entertaining a breeze. Down the hallway, discover 3 bedrooms, including a primary suite with its own 3-piece ensuite featuring a walk-in tiled shower. The main bathroom is conveniently located between the bedrooms. The finished basement extends your living space with two additional bedrooms, a half-bath (that can easily be converted into a full bathroom), a laundry room, and a versatile living area roughed in with gas and electrical for a future fireplace if desired. Throughout the home, you'll find low-maintenance flooring with durable vinyl plank on the main level and laminate in other areas—no carpet here! The backyard offers a partially covered 2-tiered deck, dog run and 2 sheds. But the true showstopper is the direct access to the Birchwood Trails, this outdoor oasis invites year-round adventure—whether you're into cross-country skiing, biking, or running. Updates include a new shingles in 2014 and a new hot water tank in 2024. This home is ready to welcome its new owners to enjoy all the comforts and conveniences of Dickinsfield's vibrant community. Don't miss your chance to live close to schools, trails, and everything this sought-after neighborhood has to offer!**

Inclusions: **Fridge, stove, dishwasher, washer, dryer, all window coverings, garage door open & remote, water softener, deep freezer, shed x2, alarm system**  
 Property Listed By: **RE/MAX FORT MCMURRAY**

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

















