

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



Type:	Residential			45	
Type:	Detached			Layout	
Town:	Fort McMurray	Finished Floor Ar	ea	Beds:	5 (3 2)
Built:	1981	Abv Sqft:	1,261	Baths:	2.5 (2 1)
<u>nformation</u>		Low Sqft:		Style:	Bi-Level
z Ar:	6,488 sqft	Ttl Sqft:	1,261		
ihape:				Parking	
				Ttl Park:	5
				Garage Sz:	2
ss:				5	
eat:	Backs on to Park/Green Space,Lawn,Greenbelt,Landscaped				

Double Garage Attached, Off Street, Parking Pad, RV Access/Parking

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air	2		Construction: Concrete Flooring:						
Ext Feat:	None	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: Utilities:		See Remarks								
		Room Information								
Room		Level	Dimensions	Room	Level	Dimensions				
3pc Ensuite bat	h	Main	7`6" x 5`5"	4pc Bathroom	Main	7`5" x 6`6"				
Bedroom		Main	11`5" x 12`3"	Bedroom	Main	8`8" x 11`4"				
Bedroom		Main	9`0" x 11`3"	Kitchen	Main	15`0" x 17`7"				
Living Room		Main	20`7" x 11`4"	2pc Bathroom	Basement	5`2" x 9`2"				
Bedroom		Basement	10`5" x 9`2"	Bedroom	Basement	9`0" x 13`2"				
Game Room		Basement	17`5" x 26`0"	Storage	Basement	5`4" x 10`0"				
Furnace/Utility	Room	Basement	14`2" x 13`2"	-						

Legal/Tax/Financial					
Title: Fee Simple Legal Desc:	Zoning: R1 8022549 Remarks				
Pub Rmks: Inclusions: Property Listed By:	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 includ				

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