



THE
A-TEAM

**RE/MAX
FIRST**

137 PARMENTER Crescent, Fort McMurray t9k1l7

MLS®#: **A2182478**

Area: **Dickinsfield**

Listing Date: **12/05/24**

List Price: **\$299,995**

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: **6,405 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,066**
Low Sqft:
Ttl Sqft: **1,066**

DOM

16
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking
Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Back Yard,Cul-De-Sac,Gazebo,Front Yard,Landscaped**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Kitchen Island,Laminate Counters,Separate Entrance,Wood Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	11`5" x 5`1"
Bedroom	Main	9`11" x 8`1"
Dining Room	Main	11`4" x 7`11"
Living Room	Main	14`8" x 20`1"
Bedroom	Basement	10`4" x 16`9"
Bedroom - Primary	Basement	9`8" x 18`7"
Storage	Basement	11`0" x 4`10"

Room	Level	Dimensions
Bedroom	Main	11`4" x 9`8"
Bedroom	Main	10`0" x 9`11"
Kitchen	Main	11`4" x 9`1"
4pc Bathroom	Basement	11`2" x 5`0"
Kitchen	Basement	10`11" x 9`4"
Game Room	Basement	13`10" x 18`9"
Furnace/Utility Room	Basement	3`11" x 5`8"

Walk-In Closet

Basement

9`8" x 4`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8022551

Zoning:
R1

Remarks

Pub Rmks: **Discover this spacious bungalow in the heart of Dickensfield for under \$300K! Perfectly located on a quiet street near a cul-de-sac, this home is just steps from schools, parks, and local shopping. The property boasts a MASSIVE fenced yard with no rear neighbours, offering privacy and plenty of outdoor space to enjoy. The upper level features a bright and roomy living area, a well-appointed kitchen with a generous dining space, and three comfortable bedrooms, providing ample space for your family. The fully developed basement suite includes two massive bedrooms, a walk-in closet, a kitchen, and a spacious living room, making it ideal for extended family or rental income. This home is being sold "as is, where is", presenting a great opportunity to invest or make it your own. Don't miss this rare chance to own a home under \$300K in a desirable neighbourhood! CALL TODAY FOR YOUR PERSONAL SHOWING**

Inclusions:
Property Listed By: **EXP REALTY**

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







