



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**181 PARMENTER Crescent, Fort McMurray T9K 1L7**

MLS®#: **A2184965**

Area: **Dickinsfield**

Listing Date: **01/03/25**

List Price: **\$339,900**

Status: **Pending**

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: **1,221**

Lot Information

Lot Sz Ar: **8,137 sqft**  
Lot Shape:

Low Sqft:  
Ttl Sqft: **1,221**

DOM

**17**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **Bungalow**

Access:

Lot Feat:  
Park Feat: **Back Yard  
Driveway,Single Garage Attached**

Parking

Ttl Park: **4**  
Garage Sz: **1**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>22`8" x 13`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 12`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 8`11"</b>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>5`1" x 4`4"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>24`0" x 44`3"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 8`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`6" x 12`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`6" x 6`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 7`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8022551**

Zoning:  
**R1**

Remarks

Pub Rmks:

**Discover the potential of this 3-bedroom, 1.5-bathroom detached bungalow, nestled in the convenient Dickinsfield neighborhood! Perfectly situated within walking distance to schools, playgrounds, and scenic trails, this home is a great starter home in a family friendly area with so much potential. While this property is a fixer-upper, it boasts several recent upgrades, including a new roof, siding, AC, and furnace, ensuring peace of mind for years to come. Cozy up during the colder months with the warmth of a charming wood-burning fireplace in the living area. The spacious, unfinished basement provides endless possibilities—create a rec room, home office, or additional living space tailored to your needs. With its prime location and untapped potential, this home is ideal for those looking to put their personal touch on a property and build equity. Don't miss this opportunity to transform this gem into your dream home!**

Inclusions:  
Property Listed By:

**N/A**  
**EXP REALTY**

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





