



THE
A-TEAM

**RE/MAX
FIRST**

149 FARRELL Crescent, Fort McMurray t9k 1L9

MLS® #: **A2202502** Area: **Dickinsfield** Listing Date: **03/19/25** List Price: **\$479,900**
Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 24-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray** Finished Floor Area
Year Built: **1982** Abv Sqft: **1,110**
Low Sqft:
Lot Sz Ar: **6,600 sqft** Ttl Sqft: **1,110**
Lot Shape:

Access:
Lot Feat: **Back Yard, No Neighbours Behind**
Park Feat: **Double Garage Detached, Driveway**

DOM

51
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

Ttl Park: **6**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Asphalt**
Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Vinyl**
Sewer: **Lighting, Private Yard** Water Source:
Ext Feat: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Kitchen Island, No Smoking Home, Vinyl Windows, Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	4'9" x 7'4"	4pc Bathroom	Main	6'9" x 8'5"
Bedroom	Main	11'1" x 8'6"	Bedroom	Main	11'1" x 8'0"
Dining Room	Main	11'11" x 8'8"	Kitchen	Main	11'11" x 10'6"
Living Room	Main	14'6" x 13'0"	Bedroom - Primary	Main	12'0" x 10'5"
3pc Bathroom	Basement	7'0" x 4'8"	Bedroom	Basement	11'6" x 6'7"
Bedroom	Basement	11'6" x 9'6"	Laundry	Basement	7'0" x 10'2"
Game Room	Basement	23'5" x 15'10"	Storage	Basement	4'3" x 5'5"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8022551

Remarks

Pub Rmks:

Welcome to 149 Farrell Crescent, located in the heart of Dickinsfield this stunning 5-bedroom, 2 1/2 bathroom bi-level home, with oversize double detached garage is perfect for families or those needing extra space! This beautifully designed home offers an open-concept living area with plenty of natural light, a modern kitchen with stainless steel appliances and ample cabinet space, and a cozy living room ideal for entertaining. The upper level features a spacious primary bedroom with a 2pc ensuite bath, along with 2 additional bedrooms perfect for family members or a home office. Downstairs, you'll find a fully finished lower level with extra living space and 2 bedrooms with a laundry room. Step outside to enjoy the large backyard, perfect for summer BBQs, kids, or pets. Conveniently located in a desirable neighbourhood close to schools, parks, and shopping. Don't miss out on this fantastic home—schedule your showing today!

Inclusions:
Property Listed By:

refrigerator, stove, dishwasher, washer/ dryer, garage door openers
COLDWELL BANKER UNITED

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









