



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**  
Year Built: **1982**  
Lot Information  
Lot Sz Ar: **6,600 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,110**  
Low Sqft:  
Ttl Sqft: **1,110**

DOM

**73**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bi-Level**

Parking

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

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

Utilities and Features

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

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

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**















