



THE
A-TEAM

**RE/MAX
FIRST**

129 TORRIE Crescent, Fort McMurray T9K 1J7

MLS® #: **A2202824** Area: **Dickinsfield** Listing Date: **03/17/25** List Price: **\$549,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1984**
Lot Information
 Lot Sz Ar: **6,124 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,353**
 Low Sqft:
 Ttl Sqft: **1,353**

DOM

14
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Greenbelt,Landscaped,Lawn**
 Park Feat: **Off Street,Parkade,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Other,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dryer,Garage Control(s),Gas Stove,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**
 Int Feat: **See Remarks,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **R1**
 Legal Desc: **8022549**

Remarks

Pub Rmks: **DRIVE THROUGH GARAGE! OVERLOOKING THE GREENBELT! Welcome to 129 Torrie Crescent, where family-friendly living meets outdoor adventure! Situated on a**

quiet street overlooking the Birchwood Trails, this spacious bungalow invites you to embrace a lifestyle of year-round activities such as cross-country skiing, biking, and hiking, all just steps from your front door. This sprawling bungalow is 1353 sqft on each level. Step into the inviting main floor, where sunlight streams through the picture window into the bright living room, finished with beautiful **HARDWOOD** floors and crown moulding. Adjacent, a formal dining room and a cozy eat-in kitchen offer the perfect spaces for family meals and gatherings. The updated kitchen offers tile floors, **QUARTZ** countertops, stainless steel appliances (new 5 burner gas stove on order) and mosaic backsplash. The hardwood extends down the hall and throughout the 3 main floor bedrooms. Also on the main floor is a recently renovated main 4PC bathroom. The primary bedroom impresses with double closets, an ensuite 3 PC bathroom, and serene backyard views. Venture downstairs to find a warm and welcoming basement, complete with a family room featuring a gas stove for cozy evenings together. Additional space includes two more bedrooms, a separate laundry room, a large storage room to keep you stay organized and recently renovated 3PC bathroom with a stand up shower. Outside, the 6100 sqft lot provides ample space for family activities, with a lengthy wide driveway leading to a unique drive-through 1.5 car **HEATED** garage, perfect for storing all your vehicles and gear. The backyard oasis awaits, with a concrete pad for parking toys, a cozy ground level patio area with privacy from the trees and privacy shades, as well as a deck for outdoor dining and relaxation. Mature trees and lush grass envelop the fenced yard. This home has been thoughtfully updated, with exterior renovations including new vinyl siding, energy-efficient triple pane windows, soffits, fascia and shingles all in 2014. **METICULOUSLY MAINTAINED**, this home radiates pride of ownership, promising a haven for your family for years to come. This home is also within walking distance to Sister Mary Phillips and Ecole Dickinsfield elementary schools. Don't miss the opportunity to make 129 Torrie Crescent your forever home!

Inclusions:
Fridge, stove (new 5 burner gas stove on order), dishwasher, washer, dryer, central ac, garage heater, garage door opener & remote RE/MAX Connect

Inclusions:
Property Listed By:

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







