



THE
A-TEAM

**RE/MAX
FIRST**

154 CLENELL Crescent, Fort McMurray T9K 1L2

MLS® #: **A2209980**

Area: **Dickinsfield**

Listing Date: **04/09/25**

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: **1983**

Lot Information

Lot Sz Ar: **6,548 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,246**
Low Sqft:
Ttl Sqft: **1,246**

DOM

30

Layout

Beds: **7 (3 4)**
Baths: **4.0 (4 0)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped,Lawn,Private

Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage

Utilities and Features

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

Construction:
Vinyl Siding,Wood Frame
Flooring:
Ceramic Tile,Laminate,Wood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Open Floorplan,Quartz Counters,See Remarks,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	21`11" x 24`7"
Bedroom	Main	30`4" x 29`0"
Dining Room	Main	44`10" x 44`7"
Living Room	Main	44`10" x 43`6"
4pc Bathroom	Basement	25`2" x 24`4"
Bedroom	Basement	41`0" x 29`3"
Bedroom	Basement	27`1" x 38`10"
Kitchen	Basement	40`9" x 44`0"
Furnace/Utility Room	Basement	26`3" x 18`4"

Room	Level	Dimensions
4pc Bathroom	Main	21`4" x 22`5"
Bedroom	Main	30`4" x 28`5"
Kitchen	Main	40`9" x 39`11"
Bedroom - Primary	Main	43`6" x 39`11"
4pc Bathroom	Basement	21`7" x 21`1"
Bedroom	Basement	41`0" x 24`10"
Bedroom	Basement	29`3" x 33`11"
Game Room	Basement	38`0" x 47`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8022549

Remarks

Pub Rmks: **Open House Sunday April 13th 12pm-2pm! 7 bedroom home with over 2300 sqft of total living space, and a triple wide paved driveway with RV parking! Welcome to 154 Clenell Crescent: Nestled on a quiet street in the desirable Dickinsfield neighborhood, this charming bungalow is situated on a generous 6,500+ sqft lot, offering both space and tranquility. The main floor boasts an open concept layout, perfect for modern living. A sunken living room, complete with a cozy fireplace, serves as the focal point of the home, creating a welcoming atmosphere. The bright and airy living room seamlessly flows into a beautiful white kitchen, featuring sleek quartz countertops and a patio door leading to the back deck, ideal for entertaining or relaxing outdoors. The main floor also includes a dedicated dining area and a functional office nook, perfect for working from home. The spacious primary bedroom offers a walk-in closet and a stunning ensuite with a stand-up shower. Two additional generously-sized bedrooms are also located on the main floor, along with a full bathroom and convenient access to the attached heated garage. The lower level of this home is a true gem, with a complete separate entrance that leads to a self-contained suite, the interior stairs were removed to maximize living space and functionality of both main floor and basement suite. This area includes 4 bedrooms, 2 full bathrooms, a cozy living room, a kitchen, and a second laundry room—an ideal space for extended family or a fantastic mortgage helper. Step outside to the gorgeous backyard, complete with a large shed for extra storage. The driveway accommodates up to 3 vehicles, providing ample parking. Situated close to walking trails, schools, and local amenities, this home offers both comfort and convenience in a sought-after neighborhood. Great tenants currently occupying suite downstairs, willing to stay! Schedule your personal viewing today!**

Inclusions: **Fridge x2, Stove x2, Dishwasher x2, Washer x2, Dryer x2, Garage Heater, Heat Pump/Mini Split, Window Coverings Including Custom Blinds and Curtain Rods, Garage Door Opener**

Property Listed By: **EXP REALTY**

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













