



THE
A-TEAM

**RE/MAX
FIRST**

125 CLENELL Crescent, Fort McMurray T9K 1L1

MLS® #: **A2210594**

Area: **Dickinsfield**

Listing Date: **04/11/25**

List Price: **\$499,888**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1988

Lot Information

Lot Sz Ar:

6,517 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

722

Low Sqft:

Ttl Sqft:

722

DOM

30

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Fruit Trees/Shrub(s),Landscaped,Lawn

Heated Garage,Insulated,RV Access/Parking,Single Garage Attached

Utilities and Features

Roof: **Asphalt,Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Ceramic Tile,Vinyl,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Built-in Features,Crown Molding,Jetted Tub,Open Floorplan,Quartz Counters,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Bedroom

Level

Main

Main

Basement

Dimensions

8`6" x 4`11"

10`7" x 11`5"

10`6" x 9`5"

Room

Bedroom

4pc Ensuite bath

Bedroom - Primary

Level

Main

Basement

Basement

Dimensions

11`10" x 7`10"

6`10" x 12`3"

10`9" x 20`5"

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R1

Legal Desc:

8022549

Remarks

Pub Rmks:

EXTENSIVE INTERIOR AND EXTERIOR RENOVATIONS ON THIS CHARMING HOME SITUATED ON A LARGE LOT THAT IS FULLY FENCED AND LANDSCAPED IN DICKENSFIELD. The exterior renovations were completed in 2022 and include new shingles and siding. The Interior renovations from top to bottom were completed in 2022. The interior renovations included a new kitchen, quartz countertops, new flooring, renovated bathrooms, an updated electrical panel, and replacement of the furnace and hot water tank in 2019. This super cute home offers a great space for first-time home buyers and empty nesters. There are 4 bedrooms and 2 full bathrooms. The open-concept upper living area features a bright front living room that opens to your modern kitchen with an eat-up breakfast bar, beautiful white kitchen cabinets and quartz countertops. This upper level offers 2 bedrooms. The fully finished basement has a large family room, which is currently being used as the Primary bedroom space. There are 2 more bedrooms on this level and a laundry room. On the exterior, you have a 6500+ sq ft lot, a large deck, and an attached heated drive-through garage. Other features of this home include central a/c, and you are perfectly located on a quiet street and within walking distance to two elementary schools, and close proximity to all amenities and quick access to site and city bus stops. Call today for your personal tour.

Inclusions:

Property Listed By:

Fridge, stove, dishwasher, washer, dryer, central a/c, garage heater
COLDWELL BANKER UNITED

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





