



THE
A-TEAM

**RE/MAX
FIRST**

137 PARMENTER Crescent, Fort McMurray t9k1l7

MLS® #: **A2215467**

Area: **Dickinsfield**

Listing Date: **04/28/25**

List Price: **\$279,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1981

Lot Information

Finished Floor Area

Lot Sz Ar:

6,405 sqft

Lot Shape:

Abv Sqft:

1,103

Low Sqft:

Ttl Sqft:

1,103

DOM

35

Layout

Beds:

5 (3 2)

Baths:

2.0 (2 0)

Style:

Bungalow

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac,Front Yard,Gazebo,Landscaped
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Wood

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Kitchen Island,Laminate Counters,Separate Entrance,Wood Windows

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	11`5" x 5`1"
Bedroom	Main	9`11" x 8`1"
Dining Room	Main	11`4" x 7`11"
Living Room	Main	14`8" x 20`1"
Bedroom	Basement	10`4" x 16`9"
Bedroom - Primary	Basement	9`8" x 18`7"
Storage	Basement	11`0" x 4`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`4" x 9`8"
Bedroom	Main	10`0" x 9`11"
Kitchen	Main	11`4" x 9`1"
4pc Bathroom	Basement	11`2" x 5`0"
Kitchen	Basement	10`11" x 9`4"
Game Room	Basement	13`10" x 18`9"
Furnace/Utility Room	Basement	3`11" x 5`8"

Walk-In Closet	Basement	9`8" x 4`6"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1	
Legal Desc:	8022551		Remarks
Pub Rmks:	Discover this spacious bungalow in the heart of Dickensfield for under \$300K! Perfectly located on a quiet street near a cul-de-sac, this home is just steps from schools, parks, and local shopping. The property boasts a MASSIVE fenced yard with no rear neighbours, offering privacy and plenty of outdoor space to enjoy. The upper level features a bright and roomy living area, a well-appointed kitchen with a generous dining space, and three comfortable bedrooms, providing ample space for your family. The fully developed basement suite includes two massive bedrooms, a walk-in closet, a kitchen, and a spacious living room, making it ideal for extended family or rental income. This home is being sold "as is, where is", presenting a great opportunity to invest or make it your own. Don't miss this rare chance to own a home under \$300K in a desirable neighbourhood! CALL TODAY FOR YOUR PERSONAL SHOWING		
Inclusions: Property Listed By:	N/A EXP REALTY		

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







