



THE
A-TEAM

**RE/MAX
FIRST**

189 PARMENTER Crescent, Fort McMurray T9K 1L7

MLS® #: **A2220000**

Area: **Dickinsfield**

Listing Date: **05/13/25**

List Price: **\$439,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 18-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1981

Lot Information

Finished Floor Area

Abv Sqft:

928

Low Sqft:

Lot Sz Ar:

5,983 sqft

Ttl Sqft:

928

Lot Shape:

DOM

57

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Landscaped,Lawn,See Remarks

Park Feat:

Double Garage Detached,Off Street,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Refrigerator,See Remarks,Stove(s),Washer

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`0"	Bedroom	Main	11`7" x 14`4"
Bedroom	Main	8`3" x 12`7"	Kitchen	Main	11`0" x 12`6"
Living Room	Main	14`3" x 17`3"	3pc Bathroom	Basement	10`0" x 7`2"
Bedroom	Basement	14`0" x 9`6"	Game Room	Basement	14`0" x 19`0"
Storage	Basement	32`0" x 0`0"	Furnace/Utility Room	Basement	10`0" x 10`5"
Bedroom	Basement	13`6" x 14`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8022551

Remarks

Pub Rmks:

Welcome to 189 Parmenter Crescent tucked away on a quiet street in Dickinsfield within short walking distance to 2 elementary school. This cute and charming home has been very well maintained and offers hardwood flooring the main floor which features an eat in kitchen table and built in bench included, a living room with wood fireplace, 2 bedrooms and a main bathroom that was renovated in 2018. The fully developed basement has large above ground windows, 2 more bedrooms, a big family room and a 3 PC bathroom. The spacious backyard offers lots of room to roam, a long driveway for multiple vehicles or an RV and a detached double car garage with a new garage heater, less than 1 year old. Other improvements include vinyl windows, new shingles and attic insulation in 2016 and new HWT (2024). Call today to view this well maintained property in a fantastic neighborhood.

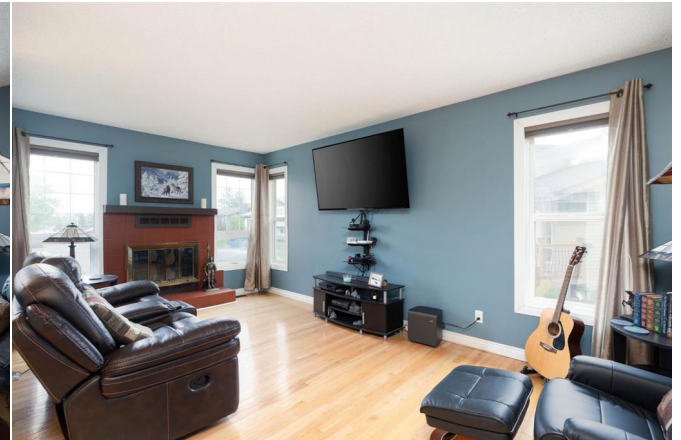
Inclusions:

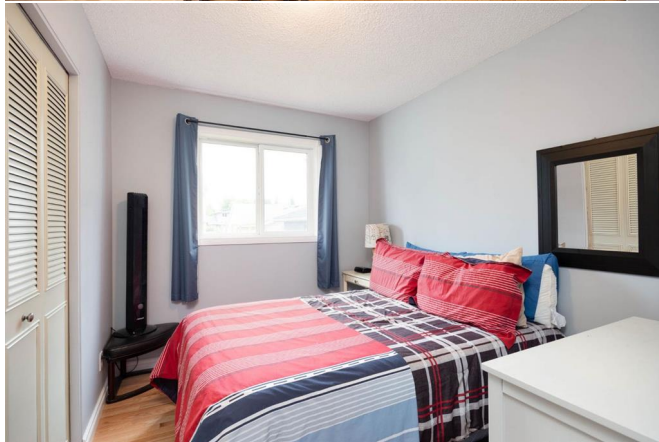
Fridge, stove, dishwasher, washer, dryer, all window coverings, garage door opener & remote, freezer, kitchen table and nook bench, central ac, all furnishings (neg)

Property Listed By:

RE/MAX Connect

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









31'10"