



THE
A-TEAM

**RE/MAX
FIRST**

125 CLENELL Crescent, Fort McMurray T9K 1L1

MLS® #: **A2225372**

Area: **Dickinsfield**

Listing Date: **05/28/25**

List Price: **\$464,888**

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: **729**
Low Sqft:
Ttl Sqft: **729**

DOM

3
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Fruit Trees/Shrub(s),Garden,Landscaped,Lawn**
Park Feat: **Heated Garage,Insulated,RV Access/Parking,Single Garage Attached**

Utilities and Features

Roof: **Asphalt,Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Ceramic Tile,Vinyl,Vinyl Plank**
Water Source: **Public**
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`6" x 4`11"	Bedroom	Main	11`10" x 7`10"
Bedroom	Main	10`7" x 11`5"	4pc Ensuite bath	Basement	6`10" x 12`3"
Bedroom	Basement	10`6" x 9`5"	Bedroom - Primary	Basement	10`9" x 20`5"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

8022549

R1

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY MAY 31ST 1-3PM. HELLO TO THIS SUPER CUTE and Charming HOME IN DESERABLE DICKENFIELD WITH EXSTENSIVE INTERIOR AND EXTERIOR RENOVATIONS & SITUATED ON A OVERSIZED 6500 + SQ FT LOT LOT THAT IS FULLY FENCED AND LANDSCAPED WITH POOL AND AN ATTACHED HEATED GARAGE and DRIVE THRU GARAGE WITH FRONT AND REAR OVERHEAD DOORS. IMMEDIATE OCCUPANCY AVALIABLE. This turn key and move in ready home offers exterior renovations that 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 and your are in a prime location being directly across street from Birchwood trail system. . Call today for your personal tour, stop paying high rents and become a home owner today!
Fridge, stove, dishwasher, washer, dryer, central a/c, garage heater, pool in yard, hot tub as is where
COLDWELL BANKER UNITED

Inclusions:

Property Listed By:

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









