

# \$464,888 - 125 Clenell Crescent, Fort McMurray

MLS® #A2225372

**\$464,888**

4 Bedroom, 2.00 Bathroom, 729 sqft

Residential on 0.15 Acres

Dickinsfield, Fort McMurray, Alberta

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!

Built in 1988

**Essential Information**

MLS® #	A2225372
Price	\$464,888
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	729
Acres	0.15
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	125 Clenell Crescent
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1L1

**Amenities**

Parking Spaces	4
Parking	Heated Garage, Insulated, RV Access/Parking, Single Garage Attached
# of Garages	1

Has Pool	Yes
----------	-----

## Interior

Interior Features	Built-in Features, Crown Molding, Jetted Tub, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn
Roof	Asphalt, Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 28th, 2025
Days on Market	11
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.