

# \$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              10

Zoning                              R1

## **Listing Details**

Listing Office                      COLDWELL BANKER UNITED

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