

# \$439,000 - 182 Clenell Crescent, Fort McMurray

MLS® #A2250102

**\$439,000**

4 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.14 Acres

Dickinsfield, Fort McMurray, Alberta

Backs on to the Birchwood Trails in Dickinsfield! This home has direct access to the Birchwood Trail System from the backyard.

With a large detached double garage, the backyard is still offers enough space for your patio retreat. Inside this lovely raised bungalow you'll see renovations an updates throughout including a large full four piece bathroom with separate stand-up shower. The master bedroom faces the impressive backyard. In the finished basement is a fourth bedroom and full bathroom. The large family room is ideal for your pool table and home theatre. Book your showing and discover all Dickinsfield has to offer!

Built in 1981

## Essential Information

MLS® # A2250102

Price \$439,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,216

Acres 0.14

Year Built 1981

Type Residential

Sub-Type Detached

Style Bungalow

Status Active



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 182 Clenell Crescent |
| Subdivision | Dickinsfield         |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9K 1L2              |

## Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Utilities      | Electricity Available, Cable Available, Garbage Collection |
| Parking Spaces | 6                                                          |
| Parking        | Double Garage Detached, Driveway                           |
| # of Garages   | 2                                                          |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                          |
| Appliances        | Dishwasher, Dryer, Electric Range, Electric Stove, Garage Control(s), Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Blower Fan, Gas                                                                                      |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full                                                                                                 |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance               |
| Lot Description   | Greenbelt, Standard Shaped Lot |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding                   |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 80                |
| Zoning         | R1                |

## Listing Details

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