



## 192 Torrie Crescent Fort McMurray Alberta

\$499,900

Discover 192 Torrie Crescent! Prime Location Backing on the Greenbelt and Steps from Elementary Schools! Welcome to 192 Torrie Crescent, a gem in the desirable subdivision of Dickinsfield! Nestled into a quiet cul-de-sac, walking distance to 2 elementary schools and backing directly onto the beautiful Birchwood Trails, this home combines tranquility and convenience in one unbeatable location. From the moment you arrive, you'll appreciate the abundance of parking options with a double attached garage, a spacious driveway, and an additional parking pad perfect for your RV, boat, or extra vehicles. The expanded front porch offers both a practical and welcoming space, doubling as a mudroom and providing easy access to the garage. Inside, the main floor features a thoughtfully upgraded eat-in kitchen. Renovated in 2012, this kitchen features rich cabinetry with soft-close drawers, a built-in pantry, under-cabinet lighting, and a generously sized island with extra storage and 2 outlets—perfect for all your baking needs. The living room, offers a large picture window, opens onto a serene backyard through sliding patio doors, making indoor-outdoor entertaining a breeze. Down the hallway, discover 3 bedrooms, including a primary suite with its own 3-piece ensuite featuring a walk-in tiled shower. The main bathroom is conveniently located between the bedrooms. The finished basement extends your living space with two additional bedrooms, a half-bath (that can easily be converted into a full bathroom), a laundry room, and a versatile living area roughed in with gas and electrical for a future fireplace if desired. Throughout the home, you'll find low-maintenance flooring with durable vinyl plank on the main level and laminate in other areas—no carpet here! The backyard offers a partially covered 2-tiered deck, dog run and 2 sheds. But the true showstopper is the direct acces...

2pc Bathroom 5.17 Ft x 9.17 Ft

Bedroom 10.42 Ft x 9.17 Ft

Bedroom 9.00 Ft x 13.17 Ft

Recreational, Games room 17.42 Ft x 26.00 Ft

Storage 5.33 Ft x 10.00 Ft

Furnace 14.17 Ft x 13.17 Ft

4pc Bathroom 7.42 Ft x 6.50 Ft

Bedroom 11.42 Ft x 12.25 Ft

Bedroom 8.67 Ft x 11.33 Ft

Bedroom 9.00 Ft x 11.25 Ft

Kitchen 15.00 Ft x 17.58 Ft

Living room 20.58 Ft x 11.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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**RE/MAX**

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9919 Biggs Avenue , Fort  
McMurray, AB,

Phone: 780-880-7173  
[jadenek@remax.net](mailto:jadenek@remax.net)

