



117 Clenell Crescent Fort McMurray Alberta

\$377,777

Welcome to 117 Clenell Crescent in the beautiful neighbourhood of Dickinsfield. This unique home sits on over 7500 sq/ft. CURB APPEAL is apparent here as you roll up to the home sitting pretty on the corner of Clenell Crescent and Clenell Bay. You will be pleased to see the back yard double gate open up to get all the toys- RV, TRUCK or BOAT in. Wrapping around to the Double Garage (21x19). You will be impressd with the huge driveway and RV parking. Parking for 6 to 8 made easy here!! Inside you will find a unique enclosed Sun room/porch off of the main that leads out to the back deck with wrap around seating. (Perfect for summer or winter nights and star gazing.) Just off of this space you have the kitchen (complete with loads of cabinetry and countertop space), dining and sunken living room which has an amazing open concept flow taking on loads of natural lighting throughout. The main level is finished off with 3 bedrooms and 2 full baths. The Primary has a 3 piece bath with stand up shower and a walk-in closet. The two guest bedrooms are a good size. The finished basement is really neat topped off with a bar, wood burning fireplace, and beautiful real cedar feature wall, a 1 piece bath off the bar, a 3 piece bath down the hall, another sunken bonus room/den area and a designated laundry room. You will be pleased with the storage down here too! ADDITIONAL INFO: Shed 12x16 w/ power, 2 doors for toys, New windows and doors-2016, New fridge, washer and dryer- 2021, hot water tank- 2018, upgraded master shower 2019. Dickinsfield is a wonderful area to raise a family. This particular location is a stones throw from the Birchwood Trail system and cul de sacs for the kids to play. It is a very established, lively neighbourhood with two schools, a gas station, hair salon, Church, Pub, and much more. Book your viewing today! This home is priced for a quick sale and is a...

- Bedroom 9.17 Ft x 8.92 Ft
- Recreational, Games room 32.58 Ft x 18.42 Ft
- 3pc Bathroom 5.25 Ft x 5.42 Ft
- 1pc Bathroom 12.25 Ft x 7.00 Ft
- Den 15.33 Ft x 13.08 Ft
- Laundry room 7.58 Ft x 7.50 Ft
- Primary Bedroom 11.92 Ft x 17.50 Ft
- 3pc Bathroom 4.17 Ft x 6.33 Ft
- 4pc Bathroom 7.75 Ft x 6.33 Ft
- Living room 15.17 Ft x 13.67 Ft
- Kitchen 23.67 Ft x 13.50 Ft
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Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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SELLER DIRECT NORTHERN
HOMES REALTY



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Bedroom 9.42 Ft x 8.92 Ft

Sunroom 26.67 Ft x 8.42 Ft