



## 133 Clenell Crescent Fort McMurray Alberta

\$459,900

**DRIVE THROUGH GARAGE!** Welcome to 133 Clenell Crescent, where family-friendly living meets outdoor adventure! Situated on a quiet street next to the Birchwood Trails, this spacious bungalow invites you to embrace a lifestyle of year-round activities such as cross-country skiing, biking, and hiking, all just steps from your front door. This sprawling bungalow is 1357 sqft on each level. Step into the inviting main floor, where sunlight streams through the picture window into the bright living room, finished with beautiful **HARDWOOD** floors and crown moulding. Adjacent, a formal dining room and a cozy eat-in kitchen offer the perfect spaces for family meals and gatherings. The hardwood extends down the hall where you will find the main 4PC bathroom and 3 bedrooms with hardwood throughout 2 of the 3. The primary bedroom impresses with double closets, an ensuite 3 PC bathroom, and serene backyard views. Venture downstairs to find a warm and welcoming basement, complete with a family room featuring a gas stove for cozy evenings together. Additional space includes a versatile rec room, which could also be used as a fifth bedroom, and a fourth bedroom with convenient access to the 2 PC bathroom and laundry room. Plus, ample storage ensures organizational bliss. Outside, the 7400 sqft lot provides ample space for family activities, with a lengthy driveway leading to a unique drive-through 1.5 car garage, perfect for storing all your vehicles and gear. The backyard oasis awaits, with a concrete pad for parking toys or creating a cozy fire pit area, as well as a spacious deck for outdoor dining and relaxation. Mature trees and lush perennials envelop the yard, offering both beauty and privacy. This home has been thoughtfully updated, with exterior renovations including **HARDI PLANK** siding (2017) and **NEW SHINGLES** (2017), along with a new furnace in 2021 and many energy-efficient ...

**2pc Bathroom** Measurements not available

**Bedroom** 14.25 Ft x 11.17 Ft

**Family room** 11.42 Ft x 22.17 Ft

**Laundry room** 7.50 Ft x 12.17 Ft

**Recreational, Games room** 28.17 Ft x 14.33 Ft

**4pc Bathroom** Measurements not available

**Primary Bedroom** 14.83 Ft x 12.00 Ft

**Bedroom** 10.08 Ft x 11.17 Ft

**Kitchen** 13.17 Ft x 12.58 Ft

**Living room** 19.92 Ft x 22.25 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

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3pc Bathroom Measurements not available

Bedroom 10.08 Ft x 13.92 Ft