



## 221 Farrell Crescent Fort McMurray Alberta

\$399,900

If you're looking for loads of square footage inside and out! 221 FARRELL CRESCENT has what you need! This 4 level spilt has 1900sq/ft above grade to utilize and just under 300sq/ft in the basement! The bedrooms are huge! The house sits on over 7300 sq/ft lot and you have nobody behind you! The front yard is a real treat with a triple car driveway that can easily accommodate an RV and multiple vehicles. The attached heated garage with workspace is perfect for those who like to take on a project! The garage has water and a sink too! The main level has a large living room and entry where you're greeted with soaring ceilings complimented with loads of natural light flooding through the skylights and massive windows. The wood featured ceilings will have you noticing the intricate details falling more in love with the ambiance of a home bursting with character and coziness! Upstairs you'll find the large formal dining room and eat up breakfast bar. There are double patio doors leading to the large deck and back yard. BBQ ON DECK, FIRE PIT, LARGE SHED GOES WITH THE HOME! The kitchen has ample cupboard and counter top space filled with pull-out drawers and lazy Susans. There is a designated breakfast dining off the kitchen or plenty of room to extend the kitchen! Down the hall you have a 4 piece bathroom, a MASSIVE PRIMARY BEDROOM WITH HUGE WALK-IN CLOSET THAT HAS A 2 piece BATHROOM OFF OF IT. The sink and large vanity is situated within the primary separate from the bathroom (making it perfect for the ladies to get ready). The 2 additional guest bedrooms can easily accommodate queen beds and larger furniture. Down to the third level you will be pleased to find an additional large recreational room with wood burning fireplace with original brick mantle that sits beautifully at the end of the room. There is a cute wet bar and wine fridge on the other side of the Rec room ...

3pc Bathroom 7.42 Ft x 9.67 Ft

Bedroom 7.42 Ft x 12.83 Ft

Recreational, Games room 13.75 Ft x 19.83 Ft

Storage 14.58 Ft x 19.75 Ft

Living room 14.67 Ft x 13.50 Ft

Primary Bedroom 13.75 Ft x 16.50 Ft

Bedroom 9.92 Ft x 9.00 Ft

Bedroom 9.92 Ft x 11.67 Ft

3pc Bathroom 5.00 Ft x 6.25 Ft

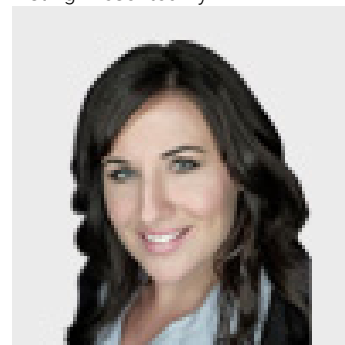
4pc Bathroom 5.00 Ft x 8.25 Ft

Dining room 16.50 Ft x 9.92 Ft

Other 14.42 Ft x 12.00 Ft

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

Listing Presented By:



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HOMES REALTY

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