

**182 Clenell Crescent  
Fort McMurray, Alberta****MLS # A2250102****\$479,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Dickinsfield                     |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bungalow                         |               |                   |
| <b>Size:</b>     | 1,216 sq.ft.                     | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Driveway |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                        |               |                   |
| <b>Lot Feat:</b> | Greenbelt, Standard Shaped Lot   |               |                   |

|                    |                         |                   |                                        |
|--------------------|-------------------------|-------------------|----------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -                                      |
| <b>Floors:</b>     | Laminate                | <b>Sewer:</b>     | Sewer                                  |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -                                      |
| <b>Basement:</b>   | Finished, Full          | <b>LLD:</b>       | -                                      |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | R1                                     |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | Cable, Electricity, Garbage Collection |
| <b>Features:</b>   | See Remarks             |                   |                                        |

**Inclusions:** N/A

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!