



GRASSROOTS
REALTY GROUP

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**133 Clenell Crescent
Fort McMurray, Alberta**

MLS # A2239784



\$494,900

Division:	Dickinsfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,356 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Drive Through, Garage Door Opener, Garage Faces Front		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: fridge, stove, OTR microwave, dishwasher, washer and dryer, central vac w/ attachments (as is), garage door opener & remote

Welcome to 133 Clenell Crescent, where thoughtful updates and a fantastic location combine to create the perfect place to call home. Nestled on a quiet street just steps from the Birchwood Trails, this beautifully refreshed bungalow invites you to embrace an active lifestyle with endless opportunities for hiking, biking, and cross-country skiing right out your front door. Step inside and discover a bright, open-concept main floor that has been completely transformed. The walls are wrapped in a fresh modern colour scheme that feels warm and inviting, while the kitchen has been fully remodelled to offer both style and functionality. You'll love the new vinyl plank floors that flow through the kitchen, complementing the crisp cabinetry and updated finishes. The main floor living space has been opened up to create a seamless flow between the living room, dining area, and kitchen, perfect for entertaining friends or enjoying relaxed family time. Hardwood floors and crown moulding in the living room add a touch of timeless character, and the large picture window fills the space with natural light. Down the hall, you'll find three spacious bedrooms, including a primary suite with double closets, an updated ensuite, and serene backyard views. Head downstairs to a welcoming basement retreat where brand-new carpet makes the large family room and versatile rec room feel extra cozy. Whether you're hosting movie nights, setting up a playroom, or creating a guest space, there's plenty of room to grow. Outside, the 7,400 sq ft lot offers endless possibilities. Enjoy summer evenings on the spacious deck, gather around a fire pit on the concrete pad, or store all your outdoor toys in the unique drive-through garage. Recent upgrades include Hardi Plank siding (2017), shingles (2017), a new furnace (2021), and many energy-efficient triple-pane vinyl windows.

This home blends peace of mind with everyday comfort. Come see it before it's gone!