

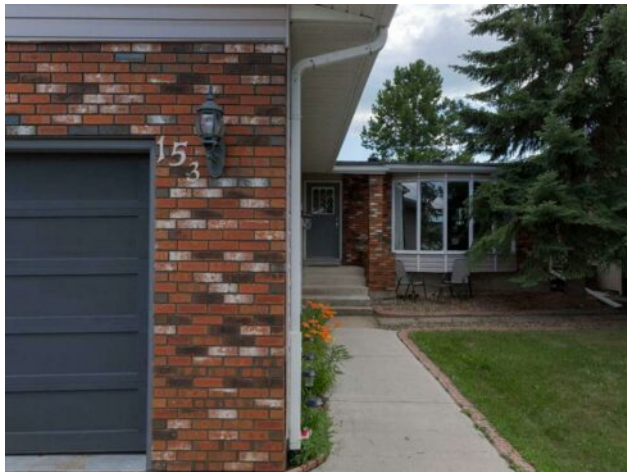


**GRASSROOTS**  
REALTY GROUP

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**153 Parmenter Crescent  
Fort McMurray, Alberta**

**MLS # A2244387**



**\$469,900**

<b>Division:</b>	Dickinsfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,481 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, See Remarks, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge x2, Stove x2, Dishwasher x2, Washer x2, Dryer x2, Window Coverings, Shed

**OPEN HOUSE: SUNDAY AUGUST 3RD, 2:00 PM-4:00 PM.** Welcome to 153 Parmenter Crescent &ndash; a charming and versatile home located in the great community of Dickinsfield. This family-friendly neighbourhood offers easy access to parks, schools, scenic walking trails, bus stops, and all essential amenities. This spacious home features 5 bedrooms, 2 bathrooms, and an attached double car garage. Upon entering, you're welcomed by a generous foyer and a bright, inviting living room bathed in natural light from a large bay window. The main floor features a well-appointed kitchen with ample cabinetry and counter space, stainless steel appliances, and a formal dining area, perfect for family gatherings. Step outside to the large backyard, where you'll find a sprawling deck, mature trees, and plenty of space to play, garden, or entertain. The upper level includes two bedrooms, a full bathroom, and a spacious primary retreat complete with a walk-in closet with custom built-ins and in-suite washer and dryer for added convenience. The lower level offers a cozy family room with a brick-surround wood-burning fireplace ideal as a second living space or home gym! Off the large 24x21 garage you have a large mudroom, another spacious bedroom and 3 pc bathroom with access to the basement. Downstairs leads to an illegal basement suite, providing great potential for extended family living or future rental opportunities. It includes a living area, kitchen, bedroom and storage, completing the layout of this multi-functional home. This home offers space, function, and flexibility in this great neighbourhood. Don't miss your opportunity to own in Dickinsfield!