



GRASSROOTS
REALTY GROUP

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**182 Clenell Crescent
Fort McMurray, Alberta**

MLS # A2250102



\$439,000

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

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

Inclusions:	N/A
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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!