

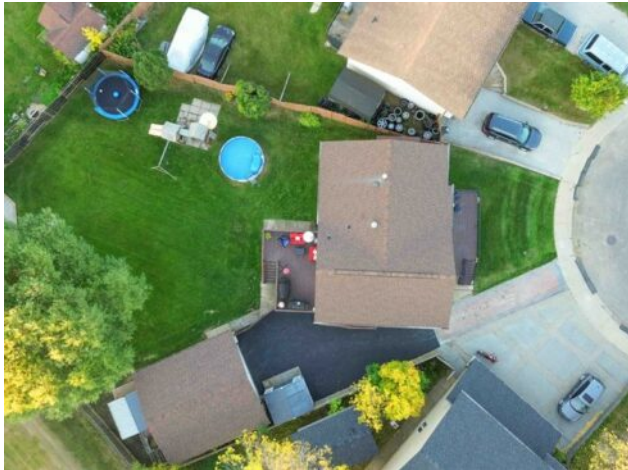


GRASSROOTS
REALTY GROUP

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225 Farrell Crescent
Fort McMurray, Alberta

MLS # A2258591



\$499,900

Division:	Dickinsfield		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,165 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters		
Inclusions:	None		

Diamond!! This gorgeous 5-bedroom raised bungalow sits on a rare and massive 10,000+ sq/ft lot backing onto greenspace—privacy and beauty all in one! Step inside to find a stunning, upgraded kitchen featuring soft-close cabinetry, quartz countertops, a large eat-up peninsula island, and custom storage right at the entry. The home boasts luxurious wide herringbone luxury vinyl plank flooring, striking exposed beams, and stylish black fixtures in all of the updated bathrooms. Fresh paint, modern light fixtures, and thoughtful updates shine throughout. Outside is an entertainer's dream: a sealed driveway with RV parking, a large double garage, plus a pool, trampoline, and outdoor playground for endless family fun. This home is the perfect mix of modern sleek design and prime location—with no neighbours behind. ?? Don't wait—opportunities like this in Dickinsfield disappear fast!