



GRASSROOTS
REALTY GROUP

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**149 Farrell Crescent
Fort McMurray, Alberta**

MLS # A2262282



\$450,000

Division:	Dickinsfield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,121 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Driveway, Front Drive, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Interior Lot, Landscaped, Lawn, Level, No Ne		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Stove, Dishwasher, Hood Fan, Fridge, Washer, Dryer, Underground Garage Opener

Welcome to 149 Farrell Crescent; a home that immediately impresses with its pristine condition, thoughtful design, and undeniable warmth. This 5-bedroom, 2.5-bathroom bi-level with an oversized double detached garage has been exceptionally cared for, showcasing true pride of ownership throughout. Located in the welcoming community of Dickinsfield, this home is the perfect fit for families seeking comfort, functionality, and lasting quality. The open-concept main level is bright and inviting, featuring a cozy living room and a freshly painted kitchen, dining, and living area in warm, neutral tones that flow seamlessly together. The updated kitchen offers black stainless steel appliances, ample cabinetry with clever storage solutions, and plenty of prep space for busy family life or entertaining guests. The upper level features a spacious primary bedroom complete with a walk-in closet and private 2-piece ensuite, along with two additional bedrooms ideal for family members, guests, or a home office. The fully developed lower level provides a generous family room, two additional bedrooms, a dedicated laundry area, and a cold storage room—perfect for keeping your pantry and seasonal items organized. Step outside to your south-facing backyard, where you can enjoy all-day sunshine from your two-tiered deck with gazebo, creating the perfect space for gatherings, barbecues, or quiet evenings outdoors. The oversized detached double garage offers ample parking and storage for vehicles, tools, and toys alike, and the home's new shingles provide peace of mind for years to come. Set in a quiet, family-friendly neighbourhood close to schools, parks, and shopping, this home is a wonderful opportunity for those seeking a move-in-ready property that truly feels like home. 149 Farrell Crescent is charming, cozy, and immaculately maintained; a home that

simply stands out for all the right reasons. Schedule your tour today!