



**GRASSROOTS**  
REALTY GROUP

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**105 Farrell Cove**  
**Fort McMurray, Alberta**

**MLS # A2268019**



**\$450,000**

<b>Division:</b>	Dickensfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,059 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Private, Street L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Separate Entrance		

**Inclusions:** fridge x2, stove, induction cooktop, basement kitchen stove pots for induction stove, dishwasher, washer, dryer, window coverings, garage shelving, tv mounts & tvs, single bed, kitchen table & chairs,

The kind of home where Saturday BBQs turn into Sunday stories. Welcome to 105 Farrell Cove, tucked into one of Dickensfield's most loved cul-de-sacs. This isn't just another bungalow. It's the total package. The kind of home that hands you the keys and says, "Relax, everything's already done." Step inside and you'll instantly feel it. That "ahh" moment when fresh paint, new flooring, and sunshine through big windows remind you what move-in ready really means. The kitchen is the heroine of this home. Dressed in quartz countertops and modern finishes, she's been fully renovated and is ready for action, from midnight snacks to Sunday pancakes. Both bathrooms got the glow-up too, bringing spa vibes without the spa prices. Upstairs offers bright, easy living with three bedrooms and a bathroom that makes getting ready actually enjoyable. Downstairs, you'll find a SEPARATE ENTRANCE leading to an illegal suite, complete with updated flooring, a new bathroom, and space for guests, grown kids, or anyone who needs their own zone. Now let's talk about the GARAGE. The showstopper. A massive 24x26 detached beauty that's every gearhead's dream. Trucks, toys, tools, bring it all. You could host a car meet in there and still have room to build a workbench. Outside, the 6,688 sqft lot gives you room to stretch, play, or just sit on the deck and pretend you're camping. The yard is low-maintenance because, honestly, you've got better things to do. This home hits that sweet spot. Quiet cul-de-sac. Steps from schools, parks, and everything that makes Dickensfield one of Fort McMurray's most sought-after neighbourhoods. Perfect for first-time buyers, young families, or anyone who wants a home that doesn't ask for a to-do list. Check out the detailed

floor plans (you can literally see every sink and shower), 360 tour, and video walkthrough. 105 Farrell Cove. Freshly renovated. Perfectly located. Ready for you to write the next chapter.