



**GRASSROOTS**  
REALTY GROUP

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**137 Parmenter Crescent  
Fort McMurray, Alberta**

**MLS # A2269179**



**\$270,000**

<b>Division:</b>	Dickensfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,110 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Lawn, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Walk-In Closet(s)		

**Inclusions:** no chattels as is where is on possession

Sure, it needs some love. But it's in Dickensfield, it's got space for the whole family, and it's ready for someone who knows potential when they see it. This 1110 square foot bungalow sits on a 6405 square foot lot and it's packed with good bones, real space, and all the makings of a great family home. Step inside and you'll see the kind of layout that just works. The living room has a big bay window that lets the light pour in. The dining room feels cozy and connected, perfect for pizza nights or homework time. The bright kitchen has the right flow and enough room for someone who loves to cook or just loves snacks. The primary bedroom has a walk-in closet that feels like a happy surprise, and there are two more bedrooms on this floor for kids, guests, or maybe that home office you've been meaning to set up. The main bath keeps things simple and functional. Downstairs, you'll find a basement suite that's ready to work for you. It has its own kitchen, living area with a wood stove for extra warmth, two bedrooms, and a full bathroom. It's ideal for extended family, older kids who need space, or anyone who wants some privacy. Outside, the fenced backyard has a cute little shed and plenty of room for a garden, a play area, or a few summer barbecues that turn into late-night stories. The front yard keeps things easy and simple, with space for parking and a view of the quiet street. The best part? Location. Dickensfield is one of those neighbourhoods people stay in for years. You're close to great schools, parks, shopping, and easy transportation routes. It's the kind of spot where neighbours still wave and kids still ride bikes till the streetlights come on. This home is a chance to make a house into your home. A few updates, a little creativity, and some good old-fashioned effort will turn this

place into something special. If you've been waiting for an affordable way to get into a great area, here it is. Check out the detailed floor plans where you can see every sink and shower in the home and the 360 tour. Are you ready to say yes to this address? It has PWF foundation. No certificate will be provided. Property sold AS IS WHERE IS