



**GRASSROOTS**  
REALTY GROUP

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**189 Farrell Crescent  
Fort McMurray, Alberta**

**MLS # A2289052**



**\$439,900**

<b>Division:</b>	Dickinsfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,245 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Level, See Remarks		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

This charming 4-bedroom, 2-bathroom home is perfectly located close to schools, parks, and everyday amenities. With three bedrooms upstairs and one on the lower level, the layout offers both comfort and flexibility. The cozy living room features a beautiful fireplace, creating a warm and inviting space to relax. A well-designed kitchen offers plenty of room for cooking. Outside, enjoy a spacious yard ideal for entertaining or family time, along with the convenience of an attached double heated garage for parking and extra storage. Don't hesitate — book your showing today!