



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

125 Clenell Crescent
Fort McMurray, Alberta

MLS # A2289531



\$345,000

| | | | |
|------------------|----------------------------------|---------------|-------------------|
| Division: | Dickinsfield | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 729 sq.ft. | Age: | 1988 (38 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Interior Lot, Other | | |

Heating: Forced Air

Floors: Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: As is where is

Welcome to 125 Clenell Crescent. This home has a bright, modern kitchen featuring quartz countertops, crisp white cabinetry and flows seamlessly into the living room. The upstairs showcases vinyl plank and tile flooring throughout, with two bedrooms and a four-piece main bathroom. The lower level offers a generous sized rec room, two additional bedrooms, and a four-piece bathroom with tile floors and dual-vanity. Additional highlights include a single attached drive-through garage for easy access and a back entrance onto a composite deck overlooking a large private backyard, perfect for outdoor entertaining. Call today for your private showing!