

# \$549,900 - 154 Clenell Crescent, Fort McMurray

MLS® #A2209980

**\$549,900**

7 Bedroom, 4.00 Bathroom, 1,247 sqft

Residential on 0.15 Acres

Dickinsfield, Fort McMurray, Alberta

Open House Sunday April 13th 12pm-2pm! 7 bedroom home with over 2300 sqft of total living space, and a triple wide paved driveway with RV parking! Welcome to 154 Clenell Crescent: Nestled on a quiet street in the desirable Dickinsfield neighborhood, this charming bungalow is situated on a generous 6,500+ sqft lot, offering both space and tranquility. The main floor boasts an open concept layout, perfect for modern living. A sunken living room, complete with a cozy fireplace, serves as the focal point of the home, creating a welcoming atmosphere. The bright and airy living room seamlessly flows into a beautiful white kitchen, featuring sleek quartz countertops and a patio door leading to the back deck, ideal for entertaining or relaxing outdoors. The main floor also includes a dedicated dining area and a functional office nook, perfect for working from home. The spacious primary bedroom offers a walk-in closet and a stunning ensuite with a stand-up shower. Two additional generously-sized bedrooms are also located on the main floor, along with a full bathroom and convenient access to the attached heated garage. The lower level of this home is a true gem, with a complete separate entrance that leads to a self-contained suite, the interior stairs were removed to maximize living space and functionality of both main floor and basement suite. This area includes 4 bedrooms, 2 full bathrooms, a cozy living room, a kitchen, and a second laundry room—an ideal space for



extended family or a fantastic mortgage helper. Step outside to the gorgeous backyard, complete with a large shed for extra storage. The driveway accommodates up to 3 vehicles, providing ample parking. Situated close to walking trails, schools, and local amenities, this home offers both comfort and convenience in a sought-after neighborhood. Great tenants currently occupying suite downstairs, willing to stay! Schedule your personal viewing today!

Built in 1983

**Essential Information**

MLS® #	A2209980
Price	\$549,900
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	1,247
Acres	0.15
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	154 Clenell Crescent
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1L2

**Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage

# of Garages 2

## Interior

Interior Features Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Wall Unit(s)

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features Other

Lot Description Back Yard, Landscaped, Lawn, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 9th, 2025

Days on Market 9

Zoning R1

## Listing Details

Listing Office EXP REALTY

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