

\$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 12

Zoning R1

Listing Details

Listing Office EXP REALTY

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