

**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	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

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!