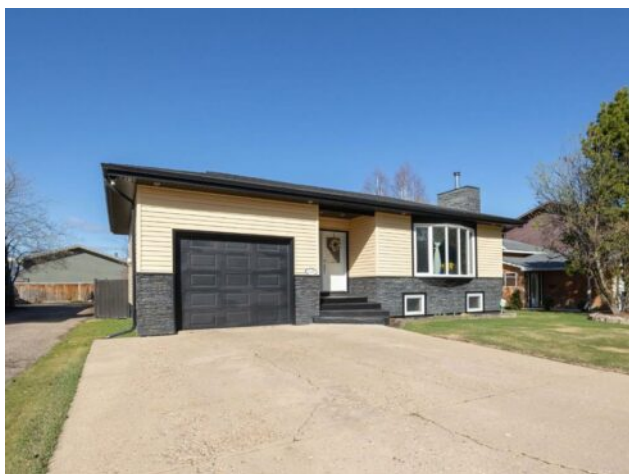


**129 Torrie Crescent
Fort McMurray, Alberta**

MLS # A2219811



\$499,999

Division:	Dickinsfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,353 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parkade, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Greenbelt, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Fridge, stove, dishwasher, washer, dryer, central ac, garage heater, garage door opener & remote

DRIVE THROUGH GARAGE! OVERLOOKING THE GREENBELT! Welcome to 129 Torrie Crescent, where family-friendly living meets outdoor adventure! Situated on a quiet street overlooking the Birchwood Trails, this spacious bungalow invites you to embrace a lifestyle of year-round activities such as cross-country skiing, biking, and hiking, all just steps from your front door. This sprawling bungalow is 1353 sqft on each level. Step into the inviting main floor, where sunlight streams through the picture window into the bright living room, finished with beautiful **HARDWOOD** floors and crown moulding. Adjacent, a formal dining room and a cozy eat-in kitchen offer the perfect spaces for family meals and gatherings. The updated kitchen offers tile floors, **QUARTZ** countertops, stainless steel appliances and mosaic backsplash. The hardwood extends down the hall and throughout the 3 main floor bedrooms. Also on the main floor is a recently renovated main 4PC bathroom. The primary bedroom impresses with double closets, an ensuite 3 PC bathroom, and serene backyard views. Venture downstairs to find a warm and welcoming basement, complete with a family room featuring a gas stove for cozy evenings together. Additional space includes two more bedrooms, a separate laundry room, a large storage room to keep you stay organized and recently renovated 3PC bathroom with a stand up shower. Outside, the 6100 sqft lot provides ample space for family activities, with a lengthy wide driveway leading to a unique drive-through 1.5 car **HEATED** garage, perfect for storing all your vehicles and gear. The backyard oasis awaits, with a concrete pad for parking toys, a cozy ground level patio area with privacy from the trees and privacy shades, as well as a deck for outdoor dining and relaxation. Mature trees and lush grass envelop the fenced yard. This home has been

thoughtfully updated, with exterior renovations including new vinyl siding, energy-efficient triple pane windows, soffits, fascia and shingles all in 2014. The home also has central air conditioning. METICULOUSLY MAINTAINED, this home radiates pride of ownership, promising a haven for your family for years to come. This home is also within walking distance to Sister Mary Phillips and Ecole Dickinsfield elementary schools. Don't miss the opportunity to make 129 Torrie Crescent your forever home!