

**149 Farrell Crescent  
Fort McMurray, Alberta**

**MLS # A2202502**



**\$479,900**

<b>Division:</b>	Dickinsfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,111 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Vinyl Windows, Wet Bar		

**Inclusions:** refrigerator, stove, dishwasher, washer/ dryer, garage door openers

Welcome to 149 Farrell Crescent, located in the heart of Dickinsfield this stunning 5-bedroom, 2 1/2 bathroom bi-level home, with oversize double detached garage is perfect for families or those needing extra space! This beautifully designed home offers an open-concept living area with plenty of natural light, a modern kitchen with stainless steel appliances and ample cabinet space, and a cozy living room ideal for entertaining. The upper level features a spacious primary bedroom with a 2pc ensuite bath, along with 2 additional bedrooms perfect for family members or a home office. Downstairs, you'll find a fully finished lower level with extra living space and 2 bedrooms with a laundry room. Step outside to enjoy the large backyard, perfect for summer BBQs, kids, or pets. Conveniently located in a desirable neighbourhood close to schools, parks, and shopping. Don't miss out on this fantastic home—schedule your showing today!