

# \$469,900 - 153 Parmenter Crescent, Fort McMurray

MLS® #A2244387

**\$469,900**

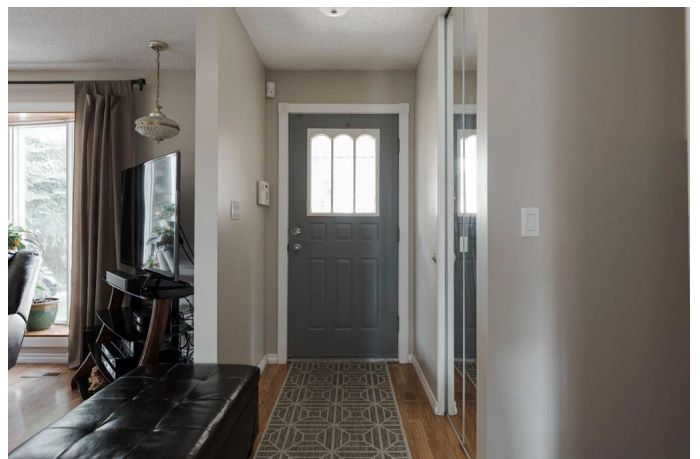
5 Bedroom, 2.00 Bathroom, 1,481 sqft

Residential on 0.15 Acres

Dickinsfield, Fort McMurray, Alberta

OPEN HOUSE: SUNDAY AUGUST 3RD, 2:00 PM-4:00 PM. Welcome to 153 Parmenter Crescent – a charming and versatile home located in the great community of Dickinsfield.

This family-friendly neighbourhood offers easy access to parks, schools, scenic walking trails, bus stops, and all essential amenities. This spacious home features 5 bedrooms, 2 bathrooms, and an attached double car garage. Upon entering, you're welcomed by a generous foyer and a bright, inviting living room bathed in natural light from a large bay window. The main floor features a well-appointed kitchen with ample cabinetry and counter space, stainless steel appliances, and a formal dining area, perfect for family gatherings. Step outside to the large backyard, where you'll find a sprawling deck, mature trees, and plenty of space to play, garden, or entertain. The upper level includes two bedrooms, a full bathroom, and a spacious primary retreat complete with a walk-in closet with custom built-ins and in-suite washer and dryer for added convenience. The lower level offers a cozy family room with a brick-surround wood-burning fireplace ideal as a second living space or home gym! Off the large 24x21 garage you have a large mudroom, another spacious bedroom and 3 pc bathroom with access to the basement. Downstairs leads to an illegal basement suite, providing great potential for extended family living or future rental opportunities. It includes a living area, kitchen, bedroom and storage, completing the



layout of this multi-functional home. This home offers space, function, and flexibility in this great neighbourhood. Don't miss your opportunity to own in Dickinsfield!

Built in 1981

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2244387      |
| Price          | \$469,900     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,481         |
| Acres          | 0.15          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 153 Parmenter Crescent |
| Subdivision | Dickinsfield           |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9K 1L7                |

**Amenities**

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Parking Spaces | 4                                                                         |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Off Street |
| # of Garages   | 2                                                                         |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), See Remarks, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Range Hood, Refrigerator, See Remarks, Stove(s),                                  |

|                 |                                        |
|-----------------|----------------------------------------|
|                 | Washer/Dryer Stacked, Window Coverings |
| Heating         | Forced Air                             |
| Cooling         | None                                   |
| Fireplace       | Yes                                    |
| # of Fireplaces | 1                                      |
| Fireplaces      | Wood Burning                           |
| Has Basement    | Yes                                    |
| Basement        | Finished, Full                         |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Fire Pit                                            |
| Lot Description   | Back Yard, Landscaped, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                     |
| Construction      | Brick, Wood Frame                                   |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 14              |
| Zoning         | R1              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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