



GRASSROOTS
REALTY GROUP

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**110 Parmenter Crescent
Fort McMurray, Alberta**

MLS # A2315541



\$435,000

Division:	Dickinsfield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	830 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Driveway, Garage Faces Front, Heated Garage, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Recessed Lighting, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER

Welcome to 110 Parmenter Crescent, sitting on a massive 6,000+ sqft lot, where that rare combination of space, privacy, and location finally come together. Pull up and the first thing you notice is the long, wide driveway. We're talking boat, camper, and multiple vehicles with room to spare. If you've been searching for a property that can actually handle your lifestyle, this is it. Step inside to a sun-soaked main level where the living and dining rooms flow seamlessly, with enough room to host a dinner party without anyone bumping elbows. The kitchen features crisp white upper and lower cabinets, plenty of counter space, stainless steel appliances, and a large single-basin stainless steel sink. Bright, clean, and ready for real life. Two bedrooms and a fully renovated full bathroom round out the main floor. Head downstairs and the space only gets better. Two generous rooms, a large rec room perfect for a second living area or playroom, and a beautifully renovated full bath featuring a walk-in shower enclosed in glass with a floor-to-ceiling tile surround. Laundry is also on this level, complete with a utility sink right beside it. The backyard is expansive, with a two-tiered deck, a storage shed, and a 15'2" x 23' heated detached garage that keeps your vehicle warm all winter long. Central A/C keeps summers comfortable, and fibre optics mean your connection is as solid as the bones of this home. And the updates are not just cosmetic. This home has been consistently and thoughtfully maintained: both bathrooms renovated (2022 and 2023), new roof and driveway (2024), fresh paint throughout (2025), new furnace blower motor (Jan 2026), updated kitchen faucets and shut-off valve (Feb 2025), and siding replaced (2017). Schools, daycare, parks, trails, bus stops, and local eateries are all within easy reach. This is the one you've been waiting for. Move-in ready, meticulously

cared for, and priced for a new family to make it their own. Come see it for yourself. Request a Private Showing Experience.