



**GRASSROOTS**  
REALTY GROUP

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**134 Farrell Bay**  
**Fort McMurray, Alberta**

**MLS # A2333488**



**\$414,900**

|                  |                         |               |                   |
|------------------|-------------------------|---------------|-------------------|
| <b>Division:</b> | Dickinsfield            |               |                   |
| <b>Type:</b>     | Residential/House       |               |                   |
| <b>Style:</b>    | Bi-Level                |               |                   |
| <b>Size:</b>     | 723 sq.ft.              | <b>Age:</b>   | 1981 (45 yrs old) |
| <b>Beds:</b>     | 3                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.14 Acre               |               |                   |
| <b>Lot Feat:</b> | Lawn                    |               |                   |

|                    |                        |                   |    |
|--------------------|------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air             | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood       | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle        | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete        | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks            |                   |    |

**Inclusions:** Fridge, cooktop, built in microwave, built in oven, washer, dryer, all window coverings, deep freezer

CUL- DE- SAC! Welcome to 134 Farrell Bay &ndash; proof that amazing things truly do come in small packages! Tucked away in a quiet, family-friendly cul-de-sac and just steps from two elementary schools, this beautifully updated home is the perfect opportunity for first-time homeowners looking for a move-in-ready property with thoughtful upgrades and exceptional value. The showstopper of this home is undoubtedly the stunning renovated kitchen. Completely gutted and reimagined, it was designed to maximize both style and function, offering an incredible 160 cubic feet of storage. Featuring a 10-foot peninsula, top of the line BOSCH appliances, an island cooktop with downdraft fan, built-in oven and microwave, coffee bar, wine rack, and under-cabinet lighting, this kitchen truly feels like the heart of the home and makes everyday living and entertaining a dream. The cozy front living room has a large picture window overlooking the front cul-de-sac and rich engineered hardwood floors. Just down the hall you will find 2 bedrooms and a 4PC main bathroom. The cozy basement has bright above ground windows, a family room, another bedroom, 3 PC bathroom and a large utility room with laundry and plenty of storage. Outside, the oversized 6,500 sq. ft. pie-shaped lot is fully fenced and enjoys sunny west exposure, creating the perfect backyard retreat. Relax on the raised deck, enjoy the mature trees and garden beds, or take advantage of the swinging gate that provides access for recreational vehicle parking from the front driveway. Additional updates provide peace of mind, including new siding and triple-pane argon windows in 2015, plus a new hot water tank and new shingles in 2024. Affordable, beautifully renovated, and move-in ready, this is the kind of home that makes homeownership feel within reach.

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