



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**549 WALNUT Crescent, Fort McMurray T9K 0N1**

MLS® #: **A2114770**

Area: **Timberlea**

Listing Date: **03/14/24**

List Price: **\$544,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 22-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2009**

Lot Information

Finished Floor Area

Abv Sqft:

**1,401**

Low Sqft:

Lot Sz Ar:

**4,705 sqft**

Ttl Sqft:

**1,401**

Lot Shape:

DOM

**65**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Landscaped,See Remarks**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Cork,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat:

**Central Vacuum,Separate Entrance,Sump Pump(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 10`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 10`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 13`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`0" x 5`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`4" x 8`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`4" x 10`11"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`11" x 4`11"</b>			

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**R1**

**0821414**

Remarks

Pub Rmks:

**Welcome to 549 Walnut Cres. A charming bungalow nestled in a prime location in Timberlea. This meticulously maintained home boasts 4 bedrooms and 3 full bathrooms, providing ample space for families. Step inside to find a bright and open concept layout, perfect for entertaining or relaxing with loved ones. As you enter, you are greeted by a spacious living room with stunning hardwood floors and a warm gas fireplace, perfect for those chilly evenings. The natural light floods through the large windows, creating a bright and inviting space for all your gatherings. The kitchen features custom cabinetry, modern stainless steel appliances, ample counter space, and plenty of storage for all your culinary needs. Down the hall you will find two secondary bedrooms, a large 4pc bathroom, and convenient main floor laundry. The primary bedroom is truly a sanctuary, featuring a walk-in closet and an ensuite bathroom for ultimate relaxation and privacy. The basement has a spacious rec room complete with another gas fireplace and beautiful cork flooring that adds an elegant touch. There is also a large bedroom as well as a 4-piece bathroom for added convenience. Need some extra storage space or an ideal work-from-home setup space? Look no further than the a great sized den/flex room. The great sized backyard is complete with a spacious deck, perfect for enjoying summer evenings. The yard is fenced for added privacy and security, and includes a large 10 x 14 shed for all your storage needs. Other key features of this home include central a/c, central vac, a double attached heated garage, separate side entrance to the basement, ample storage space and a front deck perfect for that morning coffee. This home has been exceptionally cared for by its original owner and is ready to be loved by its next. Book your private showing today!**

Inclusions:

Property Listed By:

**Garage Heater**

**ROYAL LEPAGE BENCHMARK**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**

















