



THE
A-TEAM

**RE/MAX
FIRST**

225 CROWN CREEK Lane, Fort McMurray T9K 2T9

MLS®#: **A2115086**

Area: **Timberlea**

Listing Date: **03/15/24**

List Price: **\$535,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 30-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2005

Lot Information

Finished Floor Area

Lot Sz Ar:

4,989 sqft

Lot Shape:

Abv Sqft:

1,330

Low Sqft:

Ttl Sqft:

1,330

DOM

55

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Lawn,Interior Lot,No Neighbours Behind,Landscaped,Level
Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer

Int Feat:

See Remarks,Wet Bar

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	5`0" x 9`8"
Bedroom	Main	9`7" x 12`8"
Dining Room	Main	12`9" x 9`5"
Kitchen	Main	12`9" x 15`0"
Bedroom - Primary	Main	12`7" x 13`11"
Bedroom	Basement	14`10" x 9`8"
Laundry	Basement	14`10" x 9`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	4`11" x 11`11"
Bedroom	Main	9`3" x 11`5"
Foyer	Main	9`3" x 7`1"
Living Room	Main	13`0" x 16`9"
4pc Bathroom	Basement	9`11" x 5`0"
Bedroom	Basement	8`9" x 12`10"
Game Room	Basement	14`8" x 39`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0425986

Remarks

Pub Rmks:

If you are looking for the perfect, updated, 5-bedroom family home, look no further! Welcome to 225 Crown Creek Lane, nestled in a culdesac backing the school grounds of Christina Gordon Elementary School this is a home not to be missed. The triple driveway offers plenty of parking along with the heated double attached garage with it's own electrical panel, wired 220, and hot/cold taps. (garage heater new in 2023). Upon entering the home you are greeted with a large front foyer and stairs lead you to the spacious living room with gleaming hardwood floors and plenty of natural light from the large bay window. The kitchen is truly a chef's delight. It was tastefully renovated in 2015 with tile floors and backsplash; espresso-coloured, shaker style, full-height maple cabinetry; all cabinets are high quality and completed by Joe's Custom Kitchen (including multiple custom pullout features). The appliances in the kitchen are Frigidaire Professional Stainless Steel appliances (replaced in May 2023). There is a spacious adjacent dining area with a door out to your west-facing deck (redone in 2015). The main level features 3 bedrooms and 2 full bathrooms, including the primary bedroom with double closets and ensuite. The basement is partially above grade making it light and bright. There is a massive rec room/family room divided by a double-sided fireplace and features a wet-bar with white cabinetry making it the perfect haven for entertaining or relaxing with the family. The basement includes 2 more additional bedrooms and another full bathroom which received an updated vanity in 2023. The basement is complete with a large laundry/utility/storage room. Features worth noting in this home are CENTRAL AC, LED CHRISTMAS LIGHTS, HOT WATER TANK REPLACED (2015), SHINGLES REPLACED (2016), INSULATION REPLACED (2016), NEW GARAGE DOOR (2017), NEW FRONT/BACK EXTERIOR DOORS (2018). This home is immaculately kept, all you need to do is move in and enjoy.

Inclusions:
Property Listed By:

Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central AC, Water Softener, Shed, Garage Heater, Garage Opener + Remote
EXP REALTY

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









