



THE
A-TEAM

**RE/MAX
FIRST**

156 FOX Crescent, Fort McMurray T9K 0C1

MLS®#: **A2116398**

Area: **Timberlea**

Listing Date: **03/22/24**

List Price: **\$429,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 22-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Finished Floor Area

Lot Sz Ar:

3,489 sqft

Lot Shape:

Abv Sqft:

1,309

Low Sqft:

Ttl Sqft:

1,309

DOM

36

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

4 Level Split

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Standard Shaped Lot

Alley Access,Driveway,Garage Door Opener,Garage Faces Rear,Heated Garage,Parking Pad,Rear Drive,RV Access/Parking,Single Garage Detached,Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Laminate Counters,Pantry,Storage,Vaulted Ceiling(s)

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`1" x 14`6"
Kitchen	Main	7`9" x 14`4"
4pc Bathroom	Upper	7`5" x 4`11"
Bedroom - Primary	Upper	11`1" x 15`2"
Bedroom	Second	8`11" x 9`8"
Game Room	Basement	18`8" x 23`5"
Furnace/Utility Room	Basement	6`10" x 10`4"

Room	Level	Dimensions
Foyer	Main	6`10" x 7`5"
Living Room	Main	12`7" x 10`1"
Bedroom	Upper	8`5" x 9`10"
4pc Bathroom	Second	7`5" x 4`10"
Family Room	Second	13`6" x 17`4"
Storage	Basement	6`5" x 9`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0525986

Remarks

Pub Rmks:

Welcome to 156 Fox Crescent, where this beautiful fully developed four-level split home awaits. Situated close to schools in the heart of Timberlea, this residence offers bright and airy living spaces, a fully fenced backyard, and a detached garage with adjacent parking, combining convenience with functionality. As you step inside, you'll be greeted by a stunning open living space adorned with vaulted ceilings, streaming natural light, and neutral finishes. The spacious kitchen features a long eat-up island, pantry, and stainless steel appliances, creating the perfect setting for culinary adventures. Adjacent to the kitchen, the dining area offers an ideal spot for family meals or entertaining guests. Moving to the top level, you'll find a private retreat with two bedrooms, including the oversized primary bedroom, along with a well-appointed four-piece bathroom. Just a few steps below the main level, a cozy family room awaits, offering ample space for relaxation and unwinding. This level also includes a third bedroom and another four-piece bathroom, providing convenience and comfort for residents and guests alike. Access to the large private deck and fully fenced backyard adds to the appeal of outdoor living. Descending to the lower level, you'll discover additional versatile space with luxury vinyl plank floors and high ceilings, perfect for use as a recreation room or potential fourth bedroom. Laundry facilities are also conveniently located on this level, enhancing the home's functionality. Ample storage is provided by a crawl space, ensuring you have room for all your belongings. Finally, the heated garage offers the perfect space to park your vehicle year-round while keeping it warm and protected from the elements. With its combination of comfort, convenience, and functionality, this turnkey home on Fox Crescent is ready to welcome its new owners. Schedule your tour today and experience the charm and potential of this wonderful property.

Inclusions:
Property Listed By:

**Garage Heater.
The Agency North Central Alberta**

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









