



THE
A-TEAM

**RE/MAX
FIRST**

181 WALNUT Crescent, Fort McMurray T9K0N4

MLS® #: **A2126437**

Area: **Timberlea**

Listing Date: **04/26/24**

List Price: **\$434,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2008

Lot Information

Lot Sz Ar:

3,203 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,670

Low Sqft:

Ttl Sqft:

1,670

DOM

23

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Lawn,Landscaped

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Wood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Central Vacuum,High Ceilings,Kitchen Island,No Smoking Home,Separate Entrance,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

2pc Bathroom

Kitchen

Level

Main

Main

Dimensions

0`0" x 0`0"

8`11" x 18`2"

Room

Dinette

Kitchen

Level

Main

Main

Dimensions

11`6" x 10`4"

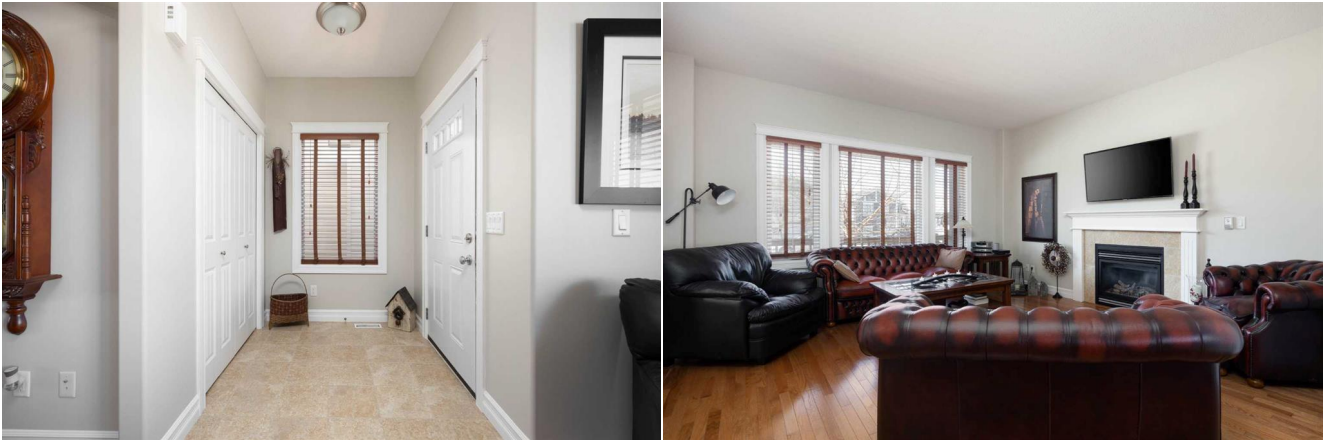
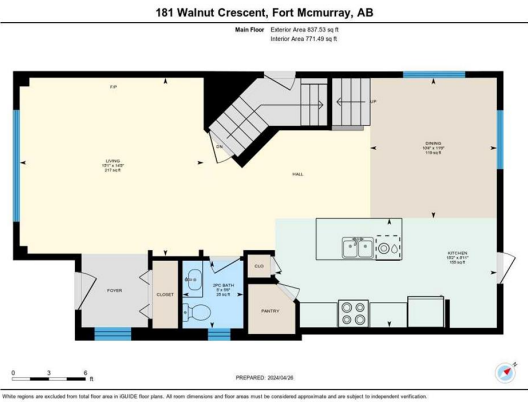
14`8" x 15`1"

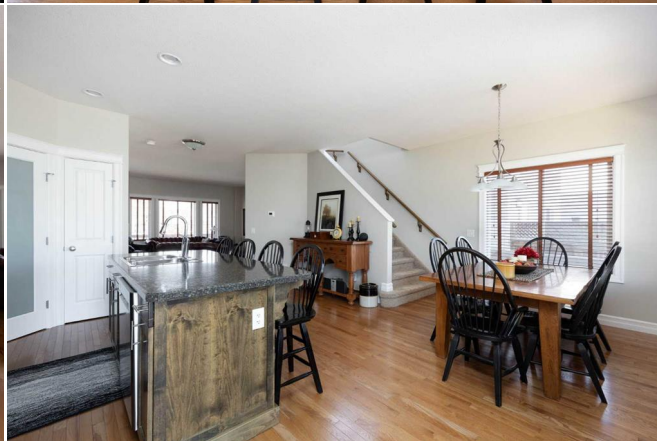
4pc Bathroom	Second	0`0" x 0`0"	4pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	12`1" x 9`4"	Bedroom	Second	9`5" x 10`9"
Bedroom - Primary	Second	14`1" x 12`9"			
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R1S
Legal Desc:	0822793
Remarks	

Pub Rmks:	Immaculately kept home. These original owners have pride of ownership here! So much to love in this 2 story home built by Bold Developments. You will notice the difference in the quality of the finishings here. You can't help but fall in love with the decor here and the homey feel. The main floor boasts oak hardwood flooring which is very durable. The living room has a large window and gas fireplace. The main floor powder room has that high quality finishing that Bold is so well known for. The kitchen has the best use of space with cabinets to the ceiling, lots of counter space, walk in pantry, broom closet and nook for a desk. There is so much light at the back of the home and eat in kitchen. Upstairs you will find a nook for a desk in addition to the 3 bedrooms. All an ample size. The primary bedroom has 3 windows. Imagine being able to watch the northern lights from your bedroom! it also has a walk in closet and 4pc bathroom. There is a separate entrance to the undeveloped basement that has room for a kitchen, rec room, 4 pc bathroom and bedroom. There is also room for a double detached garage. The location is fantastic being close to schools, busing, trails and shopping. Be sure to check out the 360 tour, detailed floor plans in the photos and video. Are you ready to say yes to this address????
Inclusions:	fridge, stove, dishwasher, microwave, washer, dryer, window coverings, shed, air conditioner, central vac & attachments, main floor tv & tv mount, Webber gas bbq,
Property Listed By:	RE/MAX FORT MCMURRAY

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





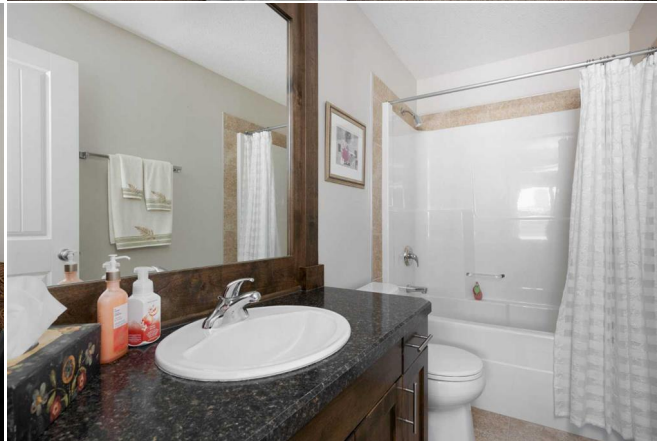
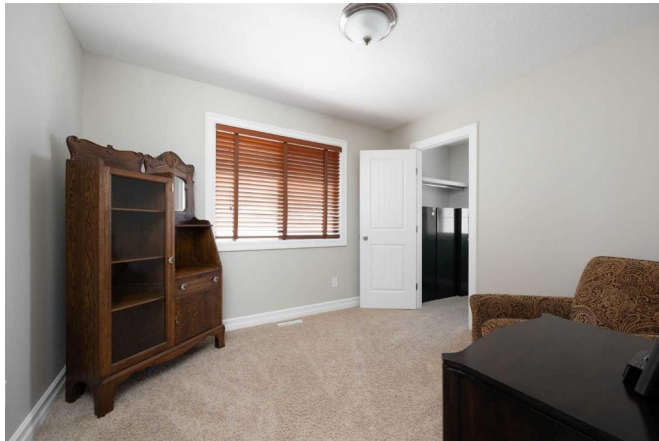
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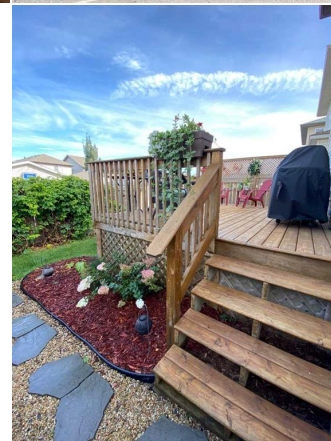
2nd Floor Exterior Area 832.36 sq ft
Interior Area 768.38 sq ft

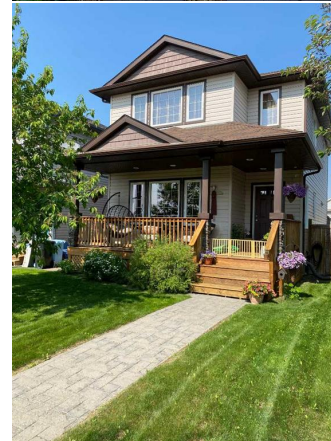
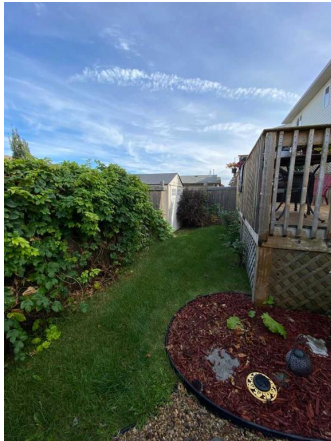
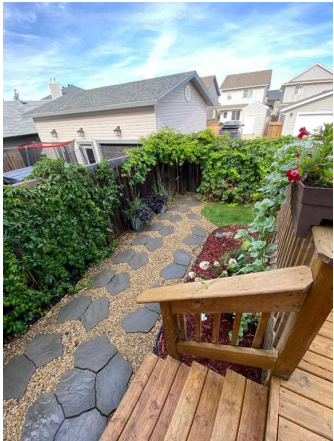


PREPARED: 2024/04/26

White regions are excluded from total floor area in OUTSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

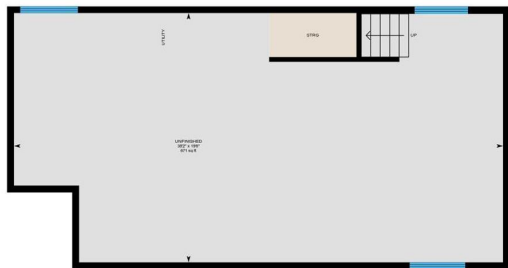






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Basement (Below Grade): Exterior Area 775.91 sq ft;
Interior Area 712.25 sq ft



0 3 6

PREPARED: 2024/06/26



White regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.