



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**148 WALNUT Crescent, Fort McMurray T9K 0N4**

MLS® #: **A2148055**

Area: **Timberlea**

Listing Date: **07/12/24**

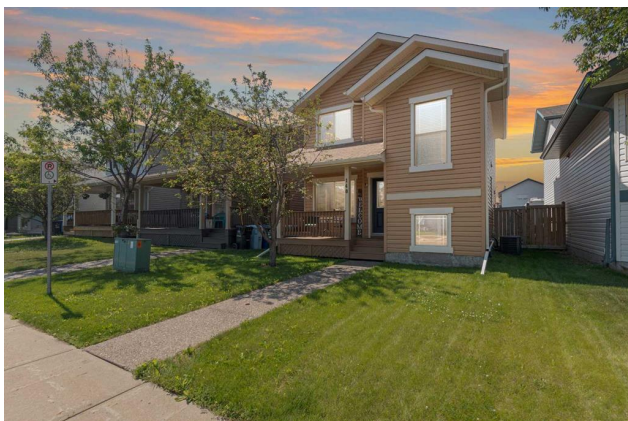
List Price: **\$444,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 09-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2008**  
Lot Information  
Lot Sz Ar: **3,238 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,342**  
Low Sqft:  
Ttl Sqft: **1,342**

DOM

**66**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:  
Lot Feat: **Back Yard,Front Yard**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Oven,Range,Refrigerator,Stove(s),Washer**  
Int Feat: **Central Vacuum,Pantry,See Remarks,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	7'7" x 13'1"
Living Room	Main	13'1" x 13'3"
Bedroom - Primary	Second	15'8" x 11'0"
Bedroom	Second	12'2" x 8'5"
4pc Bathroom	Second	4'11" x 7'6"
3pc Bathroom	Basement	7'10" x 4'6"
Bedroom	Basement	12'7" x 12'9"

Room	Level	Dimensions
Kitchen	Main	13'3" x 15'3"
2pc Bathroom	Main	5'0" x 4'10"
4pc Ensuite bath	Second	4'10" x 7'11"
Bedroom	Second	12'2" x 8'3"
Game Room	Basement	13'5" x 13'9"
Laundry	Basement	7'10" x 15'4"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**0822793**

Remarks

Pub Rmks: **Welcome to 148 Walnut Crescent: Nestled on a highly sought-after street in the family-friendly neighborhood of Timberlea, this stunning 2-storey home is ready to welcome new owners. Featuring 4 bedrooms, 3.5 bathrooms, and a fully developed layout, this home is designed to accommodate all your needs. Upon entering, you'll be greeted by a spacious open-concept living room that flows seamlessly into the large dining and kitchen area. The kitchen is equipped with stainless steel appliances, including a brand-new fridge, ample cupboard storage, and plenty of counter space, highlighted by a large island perfect for family gatherings and entertaining. On the main floor, you'll find a 2pc powder room and a bright, airy staircase leading upstairs. The upper level boasts two generous sized bedrooms, a 4pc bathroom, and the primary suite. The primary bedroom located at the back of the home features a walk-in closet and a 4pc ensuite. The newly finished and fully permitted basement adds even more living space, including an additional bedroom, a full bathroom with a stand up shower, and a spacious laundry area. Step outside to your fully fenced backyard, an entertainer's paradise. Enjoy Fort McMurray's beautiful summers on the large deck with a natural gas line ready for your BBQ, and relax in the 16x8 heated above-ground pool. The newer built heated garage features built-in storage and 220V. Next to the garage is a thoughtfully placed oversized gate that leads from the back alley into the yard, perfect for bringing in quads or snowmobiles. Additional features including newer central A/C (2022) and fresh paint throughout. This Timberlea gem perfectly blends modern amenities with family-friendly features. Don't miss the opportunity to make it yours—schedule your viewing today!**

Inclusions: **Pool and misc accessories/supplies. All furniture can be negotiable.**  
Property Listed By: **The Agency North Central Alberta**

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



