



THE
A-TEAM

**RE/MAX
FIRST**

273 WALNUT Crescent, Fort McMurray T9k0T2

MLS® #: **A2158641** Area: **Timberlea** Listing Date: **08/19/24** List Price: **\$679,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **4,920 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,051**
 Low Sqft:
 Ttl Sqft: **2,051**

DOM

94
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Garden,Greenbelt,No Neighbours Behind,Landscaped,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Lighting,Private Entrance,Private Yard,Rain Gutters,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Electric Stove,Garage Control(s),Humidifier,Microwave,Microwave Hood Fan,Refrigerator,Washer,Water Conditioner,Water Softener**

Int Feat: **Bar,Bookcases,Breakfast Bar,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	3`3" x 3`3"	Bedroom	Second	3`3" x 3`3"
Bedroom	Second	3`3" x 3`3"	5pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

Bedroom
3pc Ensuite bath

Basement
Basement

3`3" x 3`3"
0`0" x 0`0"

Bedroom

Basement

3`3" x 3`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0822802

Remarks

Pub Rmks:

REDUCED PRICE!! This magnificent two-story residence offers an unparalleled combination of space, style, and comfort, making it the perfect haven for you and your family. Nestled in a prime location on Walnut Crescent, this property boasts convenience and luxury at every turn. The open-co layout on the main floor is adorned with large, natural light catching windows to the backyard and greenbelt. You'll love the seamless and inviting flow from the living room, dining area, and kitchen, creating a perfect hub for gatherings and family time. The heart of the home, is this gourmet kitchen! Equipped with granite countertops, ample storage, and a spacious island, perfect for culinary enthusiasts. The dining room maximizes the impressive backyard and greenbelt views with large windows on 3 walls. The basement features a separate entrance and own laundry. Full bathroom and 2 large bedrooms along with kitchenette inspire added versatility of the home. The second floor greets you with an impressive bonus room with large windows and soaring vaulted ceiling! This is a special space and is sure to be a family and favorite area for entertaining or just sitting back with your favorite book or movie! The large prime bedroom has an incredible 5 piece ensuite complete with large jetted soaker tub! Large window over looking the backyard space with breathtaking views of the greenbelt and pond complete with resident beaver! 2 more large bedrooms and full bathroom complete the second floor. Double attached heated garage has direct access to the home offering both security and convenience. Experience the ultimate blend of comfort and natural beauty in this exquisite home. Don't miss your chance to make it yours!

Inclusions:
Property Listed By:

N/A
ROYAL LEPAGE BENCHMARK

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













