



THE
A-TEAM

**RE/MAX
FIRST**

105 CROWN CREEK Lane, Fort McMurray T9K 2V1

MLS®#: **A2164572**

Area: **Timberlea**

Listing Date: **09/20/24**

List Price: **\$594,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2005**

Finished Floor Area
Abv Sqft: **1,833**
Low Sqft:
Ttl Sqft: **1,833**

Lot Information

Lot Sz Ar: **5,604 sqft**
Lot Shape:

DOM

27
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,Front Yard,Standard Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Other,Refrigerator,See Remarks,Stove(s),Washer**
Int Feat: **Jetted Tub,Kitchen Island,Storage,Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`1" x 5`1"
Dining Room	Main	9`8" x 13`7"
Kitchen	Main	7`11" x 14`0"
Living Room	Main	13`5" x 17`1"
4pc Bathroom	Second	5`1" x 9`2"
Bedroom	Second	11`0" x 13`11"
Walk-In Closet	Second	6`10" x 6`9"

Room	Level	Dimensions
Den	Main	11`5" x 12`7"
Foyer	Main	7`9" x 7`2"
Laundry	Main	7`0" x 8`2"
4pc Ensuite bath	Second	12`4" x 10`1"
Bedroom	Second	10`10" x 11`2"
Bedroom - Primary	Second	12`5" x 19`8"
4pc Bathroom	Basement	10`3" x 5`1"

**Bedroom
Game Room**

**Basement
Basement**

**10`3" x 13`1"
19`6" x 13`0"**

**Bedroom
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**7`5" x 11`11"
6`9" x 9`8"**

Title:
Fee Simple
Legal Desc:

0425986

Zoning:
R1S

Remarks

Pub Rmks:

Welcome to 105 Crown Creek Lane: A stunning and spacious two-storey home that exudes pride of ownership, this residence features a main-floor office and a basement theatre room and showcases meticulous care throughout. Located in the desirable Timberlea community, this home offers the tranquility of a quiet street and is within walking distance of two of Fort McMurray's high schools and elementary schools. The property greets you with an aggregate driveway leading to an attached, heated double-car garage with epoxy floors, painted walls, and built-in storage. Beautiful landscaping, grey vinyl siding and a newer composite front porch (2017) enhance the curb appeal. The fully fenced backyard boasts a large deck and a new shed (2023). The backyard can comfortably fit a pool, trampoline or fire pit; the options for the ample space are endless. Inside, you'll find fresh neutral paint (2024) and new luxury vinyl tile, brightening and modernizing the space. The main level features an open-concept living area with a natural gas fireplace, a well-equipped kitchen with new stainless steel appliances (2022), a large island, and a spacious pantry. The main floor also includes laundry facilities with extra storage space that leads through to the garage. Upstairs, the home offers new plush carpeting and a large primary bedroom with a walk-in closet and a 4pc ensuite. Two additional generously sized bedrooms are situated on the opposite side of the upper floor, separated by a 4pc bathroom. All bathrooms on this level feature the same luxury vinyl tile found on the main floor. The fully developed lower level includes a 4pc bathroom, an additional bedroom, an office/flex space, and a large rec/theatre room equipped with a projector and accompanying equipment perfect for watching the game or cozying up for movie night. The home is also fitted with central A/C and is situated in a friendly neighbourhood with plenty of children. This meticulously maintained home is ready for its new owners. Schedule a private tour today to experience all that it has to offer!
SHED, HOME THEATRE EQUIPMENT, BASEMENT TV IS NEGOTIABLE.
The Agency North Central Alberta

Inclusions:
Property Listed By:

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











