



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**252 CROWN CREEK Lane, Fort McMurray T9K 2T9**

MLS®#: **A2164825**

Area: **Timberlea**

Listing Date: **09/23/24**

List Price: **\$549,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 24-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,507**  
Low Sqft:  
Ttl Sqft: **1,507**

DOM

**24**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **7,832 sqft**  
Lot Shape:

Parking

Ttl Park: **7**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,See Remarks**  
Park Feat: **Double Garage Attached,Off Street,Parking Pad,RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,See Remarks,Separate Entrance,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Bedroom	Main	9`3" x 9`6"
Dining Room	Main	12`8" x 9`9"
Living Room	Main	14`2" x 17`11"
4pc Bathroom	Basement	
Office	Basement	8`8" x 10`6"

Room	Level	Dimensions
4pc Ensuite bath	Main	
Bedroom	Main	9`3" x 10`5"
Kitchen	Main	12`8" x 11`5"
Bedroom - Primary	Main	12`9" x 16`11"
Bedroom	Basement	9`4" x 14`2"
Game Room	Basement	20`9" x 30`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0425986**

Zoning:  
**R1S**

Remarks

Pub Rmks: **Introducing 252 Crown Creek Lane! This home is a dream for families who need space inside and out! With an extra-long driveway that easily accommodates four vehicles, plus a double parking pad and a third gravel pad, there's room for everything—a camper, boat, utility trailer, and more. Parking galore! Nestled in a family-friendly cul-de-sac, this home is just steps away from two elementary schools and within walking distance of two high schools, making it the ideal location for families with kids of all ages. Inside, the main floor offers a warm and inviting atmosphere, featuring beautiful hardwood floors, vaulted ceilings in the living room, and a cozy gas fireplace—perfect for family gatherings. The eat-in kitchen boasts rich cabinetry, stainless steel appliances, more hardwood flooring, with a bright dining nook that opens to the backyard deck. Down the hall, you'll find a 4-piece bathroom and three well-sized bedrooms, each with its own special touch. One bedroom has a fun loft hideout that kids will love, another features hardwood floors, and the primary suite includes a walk-in closet and 4-piece ensuite. The fully developed basement offers something for everyone. There's a private nanny suite with its own separate entrance, 4-piece bathroom, bedroom, kitchenette, and living room—ideal for extended family or guests. The rest of the basement is designed for fun, with an entertainment bar, space for a pool table, a cozy area to watch the big game, and a home office or den. Bonus Features BRAND NEW SHINGLES (2024), Hot water tank replaced (2020) and central air conditioning. Don't forget the attached heated garage. Step outside to the fully fenced backyard with a 2-tiered deck, perfect for family BBQs and outdoor play. Plus, there's an oversized shed with a roll-up door for easy access to all your gear. This home truly has it all—space, comfort, and a fantastic family-focused location. Don't miss out!**

Inclusions: **fridge, stove, dishwasher, washer, dryer, microwave, garage heater, garage door opener & remote, fridge, stove in suite, shed in yard, central ac**  
Property Listed By: **RE/MAX FORT MCMURRAY**

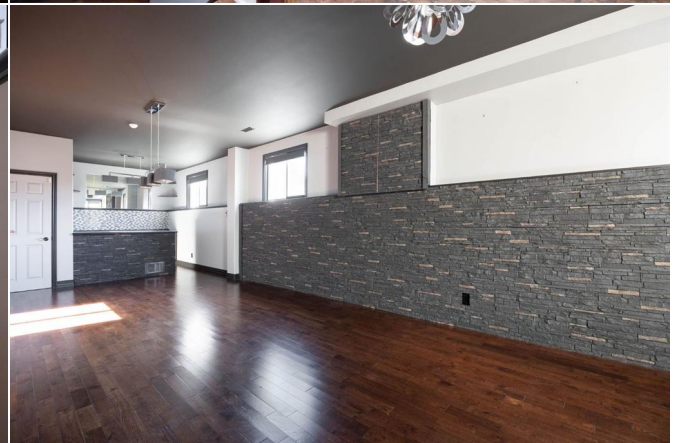
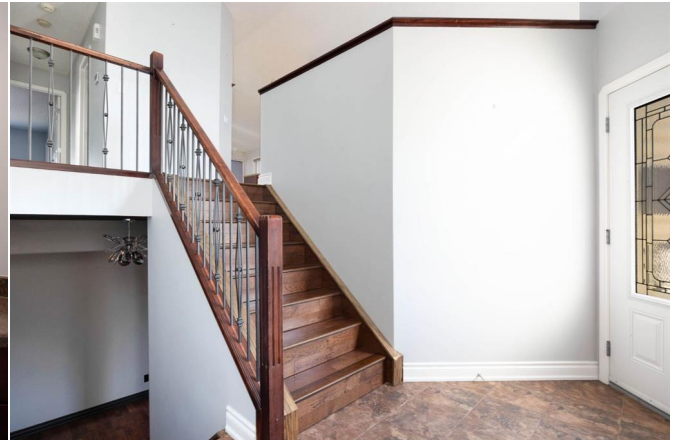
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**

















40'



30'



40'