



**176 MOUNTAIN AVENS Crescent, Fort McMurray T9K 0J6**

MLS®#: **A2169015** Area: **Timberlea** Listing Date: **09/26/24** List Price: **\$589,900**  
 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: **5,068 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,827**  
 Low Sqft:  
 Ttl Sqft: **1,827**

DOM

**22**  
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,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Private**  
 Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Fire Pit,Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Ceiling Fan(s),Central Vacuum,Chandelier,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Storage,Sump Pump(s),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>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`8" x 5`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 8`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 12`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`7" x 9`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 14`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>10`1" x 5`4"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`11" x 10`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 10`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`8" x 11`6"</b>	<b>Family Room</b>	<b>Second</b>	<b>14`4" x 13`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`3" x 15`9"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`5" x 11`2"</b>

Bedroom  
Kitchen

Basement  
Basement

11`4" x 13`8"  
8`0" x 9`7"

Bedroom  
Furnace/Utility Room  
Legal/Tax/Financial

Basement  
Basement

13`10" x 9`7"  
5`1" x 15`11"

Title:  
**Fee Simple**  
Legal Desc:

**0724878**

Zoning:  
**R1**

Remarks

Pub Rmks:

**IMMEDIATE POSSESSION! MOTIVATED SELLERS! Introducing 176 Mountain Avens Crescent: Your Move-In Ready Home in Timberlea. A tastefully-styled detached home, perfectly situated in the desirable neighbourhood of Timberlea. As you arrive, the AGGREGATED driveway leads you to an ATTACHED DOUBLE HEATED 21'9" x 23'8 garage, offering both convenience and comfort in every season. The home is equipped with CENTRALIZED A/C, ensuring you stay cool and comfortable during the summers. Step through the front door into a SPACIOUS FOYER that opens up to an airy, OPEN-CONCEPT main floor. Recently renovated in 2022, this space exudes modern charm with LUXURY VINYL PLANK flooring in a sophisticated French oak hue and freshly painted walls. The focal point of the living area is a stylish SHIPLAP gas fireplace providing both warmth and a modern aesthetic. The heart of this home is undoubtedly the WHITE KITCHEN. It features elegant QUARTZ countertops with striking GOLD hardware, a generous ISLAND, and a PANTRY for ample storage. The BRIGHT dining area opens up to a WELL-APPOINTED backyard with a DECK—ideal for summer relaxation and entertaining around a fire. The backyard also features a new shed (2020). The main floor also includes a 2-pc powder room and a convenient laundry room with NEW washer and dryer (2020) with direct access to the garage. Upstairs, the home continues to impress with a 4-pc bathroom for the TWO good-sized bedrooms to share and a SPACIOUS primary room. The primary bedroom boasts a 5-pc ENSUITE with DOUBLE VANITY, a JETTED TUB, and a walk-in shower, providing a spa-like retreat. A versatile BONUS ROOM on this level offers additional space for an office, playroom, or cozy family lounge. The FULLY FINISHED basement, accessible from inside the house or through the garage, adds to the home's practicality and versatility. This lower level features TWO LARGE rooms: one of which could be a living room, a kitchenette, a 4-pc bathroom, a storage room, and an ADDITIONAL laundry area, making it ideal for guests, extended family, or even a rental suite if needed. Located near schools, bus stops, and scenic walk and bike trails, this home offers the perfect blend of convenience, style, and outdoor recreation opportunities. Don't miss your chance to make this exceptional property your new home. CALL TODAY!**

Inclusions:  
Property Listed By:

**PERSONAL BELONGINGS**  
**ROYAL LEPAGE BENCHMARK**

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











