



THE
A-TEAM

**RE/MAX
FIRST**

217 CROWN CREEK Lane, Fort McMurray T9K 2T9

MLS®#: **A2175744**

Area: **Timberlea**

Listing Date: **10/30/24**

List Price: **\$619,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 03-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,947**
Low Sqft:
Ttl Sqft: **1,947**

Lot Information

Lot Sz Ar: **5,807 sqft**
Lot Shape:

DOM

82
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,No Neighbours Behind,Yard Lights**
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Kitchen Island,Laminate Counters,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
5pc Bathroom	Main	51`8" x 16`8"
Bedroom	Main	44`0" x 38`3"
Dining Room	Main	50`0" x 34`5"
Living Room	Main	50`4" x 56`4"
Walk-In Closet	Upper	23`6" x 42`8"
Bedroom	Basement	34`5" x 46`9"
Game Room	Basement	74`8" x 130`2"

Room	Level	Dimensions
5pc Ensuite bath	Main	37`2" x 40`9"
Bedroom	Main	51`5" x 36`4"
Kitchen	Main	50`0" x 50`10"
Bedroom - Primary	Upper	51`8" x 50`10"
4pc Bathroom	Basement	34`2" x 16`8"
Bedroom	Basement	55`0" x 31`2"
Furnace/Utility Room	Basement	55`0" x 32`0"





