

## 217 CROWN CREEK Lane, Fort McMurray T9K 2T9

MLS®#:	A2175744	Area:	Timberlea	Listing	10/30/24	List Price: \$619,900
Status:	Active	County:	Wood Buffalo	Date: Change:	-\$20k, 03-Jan	Association: Fort McMurray



eral Information				DOM		
о Туре:	Residential			82		
Туре:	Detached			<u>Layout</u>		
/Town:	Fort McMurray	Finished Floor Ar	<u>ea</u>	Beds:	5 (3 2 )	
r Built:	2005	Abv Sqft:	1,947	Baths:	3.0 (3 0)	
Information		Low Sqft:		Style:	Bi-Level	
Sz Ar:	5,807 sqft	Ttl Sqft:	1,947			
Shape:				Parking		
				Ttl Park:	5	
				Garage Sz:	2	
ess:						
Feat:	Back Yard,Few Trees,No Neighbours Behind,Yard Lights					
k Feat:	Double Garage Attached,Off Street					

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Asphalt Forced Air,Natural Gas Fire Pit,Lighting,Private Yard		Construction: Vinyl Siding Flooring: Hardwood,Laminate,Tile Water Source: Fnd/Bsmt:	Vinyl Siding Flooring: Hardwood,Laminate,Tile Water Source: Fnd/Bsmt:		
Kitchen Appl:	Dishwasher.Microwave.	Refrigerator,Stove(s),Washer/Dry	Poured Concrete ver.Window Coverings			
Int Feat: Utilities:		inters,Pantry,Walk-In Closet(s)				
			Room Information			
<u>Room</u>	Level	<b>Dimensions</b>	Room	Level	Dimensions	
5pc Bathroom		51`8" x 16`8"	5pc Ensuite bath	Main	37`2" x 40`9"	
Bedroom	Main	44`0" x 38`3"	Bedroom	Main	51`5" x 36`4"	
Dining Room	Main	50`0" x 34`5"	Kitchen	Main	50`0" x 50`10"	
Living Room	Main	50`4" x 56`4"	Bedroom - Primary	Upper	51`8" x 50`10"	
Walk-In Closet	Upper	23`6" x 42`8"	4pc Bathroom	Basement	34`2" x 16`8"	
Bedroom	Basement	34`5" x 46`9"	Bedroom	Basement	55`0" x 31`2"	
Game Room	Basement	74`8" x 130`2"	Furnace/Utility Room	Basement	55`0" x 32`0"	

Foyer	Lower	31`9" x 22`8"		
		Legal/Tax/Financial		
Title:		Zoning:		
Fee Simple		R1S		
Legal Desc:	0425986			
		Remarks		
Pub Rmks:	Welcome to 217 Crown Creek Lane! Large bi-level 5 bedrooms and 3 bathrooms in Timberlea offers +3,000 sqft of interior living space with WALK-IN CLOSET IN EVERY ROOM, new shingles in 2024, new hot water tank, new 3 years old appliances and DOUBLE 23'1 x 25'8 HEATED GARAGE with freshly painted floor. As you enter the main foyer and up to the main floor you will find a bright living room with hardwood floor and fireplace, toward the back is the large kitchen with tile flooring, huge kitchen island with breakfast bar, plenty of dark wooden cabinets and a back door leading to the large deck overlooking the beautiful backyard with fire pit and no neighbors behind. Down the hall you will find 2 large bedrooms with walk-in closet and a 5-piece main bathroom. To complete the main floor is the 5- piece ensuite bathroom with water closet and stairs leading up to the primary bedroom on the upper lever which has a fireplace and a sizeable walk-in closet. The basement has laminated flooring and offers 2 more bedrooms, a 4-piece bathroom and a huge family room with a fireplace and a pool table. The heated garage has double doors and plenty of space for extra storage. Don't wait and call today to schedule a showing! Window coverings, dishwasher, stove, fridge, microwave, washer/dryer, pool table, stainless steel racks in bedroomsed By:KIC Realty			
Inclusions: Property Listed By:				

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







