



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: **\$639,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2005** Abv Sqft: **1,947**
Lot Information Low Sqft:
 Lot Sz Ar: **5,807 sqft** Ttl Sqft: **1,947**
 Lot Shape:

DOM

34
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	Room	Level	Dimensions
5pc Bathroom	Main	15`9" x 5`1"	5pc Ensuite bath	Main	11`4" x 12`5"
Bedroom	Main	13`5" x 11`8"	Bedroom	Main	15`8" x 11`1"
Dining Room	Main	15`3" x 10`6"	Kitchen	Main	15`3" x 15`6"
Living Room	Main	15`4" x 17`2"	Bedroom - Primary	Upper	15`9" x 15`6"
Walk-In Closet	Upper	7`2" x 13`0"	4pc Bathroom	Basement	10`5" x 5`1"
Bedroom	Basement	10`6" x 14`3"	Bedroom	Basement	16`9" x 9`6"
Game Room	Basement	22`9" x 39`8"	Furnace/Utility Room	Basement	16`9" x 9`9"

Foyer Lower 9`8" x 6`11" 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 level 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!**

Inclusions: Window coverings, dishwasher, stove, fridge, microwave, washer/dryer, pool table, stainless steel racks in bedrooms
Property Listed By: KIC Realty

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







