



THE
A-TEAM

**RE/MAX
FIRST**

124 FOX Crescent, Fort McMurray T9K 0C2

MLS®#: **A2180955**

Area: **Timberlea**

Listing Date: **11/28/24**

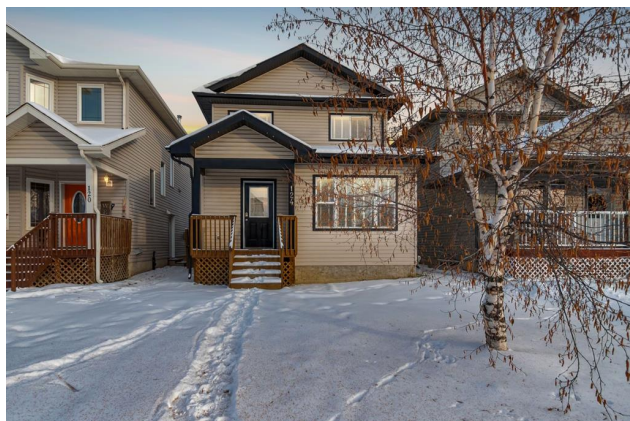
List Price: **\$489,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2006**
Lot Information
Lot Sz Ar: **3,484 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,440**
Low Sqft:
Ttl Sqft: **1,440**

DOM

23
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Interior Lot,Landscaped,Standard Shaped Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`5"
Kitchen	Main	12`0" x 12`3"
Living Room	Main	13`8" x 16`9"
4pc Bathroom	Second	7`8" x 4`11"
Bedroom	Second	9`2" x 10`5"
Bedroom - Primary	Second	12`0" x 11`3"
Bedroom	Basement	18`8" x 13`8"

Room	Level	Dimensions
Dining Room	Main	8`0" x 12`9"
Laundry	Main	7`9" x 7`5"
Office	Main	10`10" x 9`2"
4pc Ensuite bath	Second	7`7" x 8`11"
Bedroom	Second	10`3" x 10`6"
4pc Bathroom	Basement	7`5" x 5`0"
Den	Basement	7`6" x 5`8"

Game Room

Basement

18`8" x 12`0"

Furnace/Utility Room
Legal/Tax/Financial

Basement

7`10" x 7`10"

Title:
Fee Simple
Legal Desc:

0525986

Zoning:
R1S

Remarks

Pub Rmks: **Welcome to 124 Fox Crescent: This move-in-ready home offers everything you need for comfortable home ownership, including four bedrooms, three full bathrooms, a main-floor office, a fully developed basement, and a heated double garage. Located just steps from schools, parks, and only minutes from Timberlea's many amenities, this home combines modern style with convenience and practicality. The exterior features a stylish grey-and-black colour scheme, complemented by a covered front step that enhances the curb appeal and sets the tone for what will be found inside. Step inside, and you're greeted by a versatile front office, perfect for a home business, cozy sitting area, or study space overlooking the front yard ready to accommodate your needs. The kitchen is both functional and beautiful, with white cabinetry, updated quartz countertops, stainless steel appliances, and a corner pantry for added storage. The peninsula offers a convenient spot for casual meals or extra prep space. Connected seamlessly to the dining area and living room, this open-concept design is ideal for family gatherings or entertaining friends. The living room's natural gas fireplace provides warmth and ambiance year-round. Completing the main floor is a two-piece bathroom and a convenient laundry room. Upstairs, you'll find three spacious bedrooms, including the primary suite with a walk-in closet and a four-piece ensuite. A second four-piece bathroom serves the other two bedrooms, making mornings a breeze for everyone. The fully developed basement offers even more living space, featuring a large fourth bedroom, another four-piece bathroom, and a family room with durable luxury vinyl plank flooring and energy-efficient LED lighting. Whether you need extra room for guests, a recreation area, or a private retreat, the basement delivers. The heated double garage is ready to be transformed into your dream workshop, man cave, or additional storage space. Outside, the fully fenced backyard and spacious deck provide the perfect setting for summer BBQs, outdoor play, or simply relaxing in the warmer months. With its modern finishes, thoughtful layout, and prime location, this beautiful home offers incredible value at a great price —schedule your private tour today.**

Inclusions:
Property Listed By:

**Garage heater
The Agency North Central Alberta**

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





