



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**253 CROWN CREEK Lane, Fort McMurray T9K 2T9**

MLS®#: **A2187246**

Area: **Timberlea**

Listing **01/13/25**

List Price: **\$535,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,106**  
Low Sqft:  
Ttl Sqft: **1,106**

DOM

**2**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **5,012 sqft**  
Lot Shape:

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac**  
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Oven,Refrigerator,Washer/Dryer**  
Int Feat: **Closet Organizers,Granite Counters,Pantry,Vaulted Ceiling(s)**  
Utilities:

Room Information

| Room                            | Level           | Dimensions           |
|---------------------------------|-----------------|----------------------|
| <b>4pc Bathroom</b>             | <b>Main</b>     | <b>4`11" x 8`11"</b> |
| <b>Bedroom</b>                  | <b>Main</b>     | <b>10`2" x 11`0"</b> |
| <b>Kitchen With Eating Area</b> | <b>Main</b>     | <b>13`0" x 17`7"</b> |
| <b>4pc Bathroom</b>             | <b>Basement</b> | <b>4`11" x 9`11"</b> |
| <b>Bedroom</b>                  | <b>Basement</b> | <b>9`3" x 11`1"</b>  |
| <b>Game Room</b>                | <b>Basement</b> | <b>14`1" x 20`4"</b> |

| Room                        | Level           | Dimensions            |
|-----------------------------|-----------------|-----------------------|
| <b>4pc Ensuite bath</b>     | <b>Main</b>     | <b>4`11" x 8`6"</b>   |
| <b>Flex Space</b>           | <b>Main</b>     | <b>12`9" x 16`11"</b> |
| <b>Bedroom - Primary</b>    | <b>Main</b>     | <b>12`2" x 15`8"</b>  |
| <b>Bedroom</b>              | <b>Basement</b> | <b>12`0" x 11`0"</b>  |
| <b>Laundry</b>              | <b>Basement</b> | <b>10`0" x 11`2"</b>  |
| <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>5`4" x 9`0"</b>    |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0425986**

Zoning:  
**R1S**

Remarks

Pub Rmks: **This well-maintained 4-bedroom, 3-bathroom bi-level home in Timberlea offers a cozy and functional layout, perfect for everyday living. Located in a quiet cul-de-sac, the home features an attached double car heated garage with a 220V outlet. The vaulted living room creates an open, airy feel, while the practical kitchen boasts granite countertops and a large corner pantry. Well-sized bedrooms and 2 bathrooms provide plenty of space on the main floor, and the cozy basement, complete with a fireplace, two additional bedrooms, and a spacious laundry room, adds to the home's appeal. Recent updates include a new A/C unit in 2024 and a 5-year-old hot water tank. Its central location puts you just minutes from schools, shopping, and other amenities, making it an excellent choice for those seeking both comfort and convenience.**

Inclusions: **furniture can be negotiated**  
Property Listed By: **RE/MAX FORT MCMURRAY**

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





