



THE
A-TEAM

**RE/MAX
FIRST**

253 WALNUT Crescent, Fort McMurray T9K 0N7

MLS® #: **A2188665** Area: **Timberlea** Listing Date: **01/29/25** List Price: **\$799,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **9,719 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,930**
 Low Sqft:
 Ttl Sqft: **1,930**

DOM

39
Layout
 Beds: **7 (3 4)**
 Baths: **5.0 (5 0)**
 Style: **Bungalow**

Parking

Ttl Park: **9**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Corner Lot,Front Yard,Landscaped,Low Maintenance Landscape,No Neighbours Behind,See Remarks,Standard Shaped Lot,Street Lighting**
 Park Feat: **220 Volt Wiring,Additional Parking,Boat,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Parking Pad,RV Access/Parking,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas,See Remarks**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting,Other,Private Entrance,Private Yard,Storage**
 Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Garburator,Microwave,Oven-Built-In,Refrigerator,See Remarks,Washer,Water Softener,Window Coverings**
 Int Feat: **Bar,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**
 Utilities:

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	55`3" x 7`10"	4pc Bathroom	Main	8`11" x 6`4"
5pc Ensuite bath	Main	9`8" x 12`7"	Bedroom	Main	14`9" x 11`4"
Bedroom	Main	11`0" x 11`8"	Dining Room	Main	13`9" x 11`5"
Foyer	Main	11`0" x 7`10"	Kitchen	Main	13`9" x 12`3"
Laundry	Main	13`7" x 7`10"	Living Room	Main	17`5" x 15`11"

Office	Main	10`11" x 8`4"	Bedroom - Primary	Main	17`10" x 12`6"
4pc Bathroom	Basement	6`6" x 4`11"	4pc Bathroom	Basement	5`0" x 10`11"
Bedroom	Basement	10`6" x 11`9"	Bedroom	Basement	10`3" x 7`9"
Bedroom	Basement	10`11" x 11`0"	Bedroom	Basement	11`0" x 8`10"
Family Room	Basement	16`9" x 33`5"	Kitchen	Basement	27`1" x 14`4"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
 Legal Desc: **0822802**

Remarks

Pub Rmks: **RARE FIND! Welcome to 253 Walnut Crescent, a stunning raised BUNGALOW that combines luxury, functionality, and INCOME POTENTIAL. Situated on a spacious 9,719SF CORNER LOT with partial GREENSPACE VIEW, this meticulously designed home offers 1,930 SF above grade (3,772 SF of Total Living Space) and boasts a total of 7 BEDROOMS (including a 2 BEDROOM LEGAL SUITE with laundry), 5 BATHROOMS, and a DEN/OFFICE. The legal suite provides an excellent mortgage helper opportunity. Every detail of this property has been thoughtfully crafted to provide exceptional comfort and versatility. The exterior is designed for maximum convenience and enjoyment, featuring a TRIPLE HEATED GARAGE with IN-FLOOR HEAT or forced air should you choose, garage cupboards, and a screen door. The expansive 6-VEHICLE DRIVEWAY includes RV/BOAT PARKING with and a 30-amp plug, while an 11x20 SHOP WITH CONCRETE PAD provides additional storage and workspace. The maintenance-free front lawn ARTIFICIAL TURF ensures a perfect lawn year-round, complemented by two-tier decks, a GAZEBO, and a HOT TUB for outdoor relaxation. Partial greenbelt views add to the property's appeal, offering a peaceful natural backdrop. Inside, the home boasts 9-foot ceilings on the main floor, vaulted ceilings, and oversized windows that create a bright and airy atmosphere. The kitchen is a chef's dream, equipped with a raised dishwasher, built-in oven, countertop stove, granite island, corner pantry with custom lighting, and a garburator. The primary suite offers a walk-in closet and a luxurious ensuite featuring dual sinks, soaker tub and stand-up shower. The main floor also includes a den/office and a large mudroom with extra storage. Finishing off the main level with two additional bedrooms with built in seating and storage, main floor laundry, and two more full bathrooms, including one conveniently located near the garage. This thoughtful design ensures there's no need to trek through the house after a day of enjoying outdoor activities or tinkering in the garage. Did I mention storage? Because this home has loads of storage. The basement is split into two sections, enhancing the home's functionality. One half features a 2-BEDROOM LEGAL SUITE with its own laundry and bathroom, providing excellent income potential. The other half is DEDICATED TO THE OWNER'S ENJOYMENT complete with a WET BAR, a large PROJECTOR SCREEN, a projector, and a wired speaker system, creating the ultimate home theater experience. Rarely do homes like this come to the market where owners still have space to use in the basement. Completing the basement are two more bedrooms and bathroom. Additional features include IN-FLOOR HEATING IN THE BASEMENT AND GARAGE, central AC, water softener, and hot water on demand. With its prime location, income-generating suite, and endless amenities, 253 Walnut Crescent offers an unparalleled lifestyle in Timberlea. Don't miss your chance to call this incredible property home—schedule your private showing today!**

Inclusions: **Fridge (2), Mini Bar Fridge, Countertop Stove, Stove, Built-in Oven, Dishwasher (2), Front Load Washer(2), Front Load Dryer(2), Garage door opener and controls, Garage Heater, Central Vacuum & Attachments, Central A/C, Water Softener, All window coverings, 11x23 Shed/Shop, Hot Tub, projector screen, projector, wired speaker system, garage cupboards, garage screen door**

Property Listed By: **COLDWELL BANKER UNITED**

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











