



THE
A-TEAM

**RE/MAX
FIRST**

502 WALNUT Crescent, Fort McMurray T9K0M9

MLS® #: **A2190013** Area: **Timberlea** Listing Date: **01/24/25** List Price: **\$524,900**
 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: **3,896 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,760**
 Low Sqft:
 Ttl Sqft: **1,760**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Private,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Concrete,Mixed,Vinyl Siding**
 Flooring: **Carpet,Granite,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 5`4"
Foyer	Main	12`4" x 7`0"
Living Room	Main	14`0" x 13`3"
4pc Ensuite bath	Upper	11`9" x 11`7"
Bedroom	Upper	14`2" x 14`7"

Room	Level	Dimensions
Dining Room	Main	14`6" x 10`6"
Kitchen	Main	11`8" x 14`7"
4pc Bathroom	Upper	5`8" x 8`9"
Bedroom	Upper	12`7" x 10`7"
Bedroom - Primary	Upper	14`0" x 13`4"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1022191**

Zoning: **R1S**

Remarks

Pub Rmks: **Stunning 2-Storey Home in Pristine Condition - 2010 Build with DOUBLE HEATED DETACHED GARAGE and A/C! Welcome to 502 WALNUT CRESCENT! This immaculate 3-bedroom, 2.5-bathroom home is perfectly situated with alley access and located just steps from greenspace and scenic trails. This home is a true gem, offering everything you need for comfortable, modern living. The bedrooms are very large. The primary boasts a bank of windows and a 4 piece ensuite bath complete with stand alone shower, soaker tub, and walk in closet. The 2 guest bedrooms have king and queen beds plus oversized furnishings that fit with ease. There is another 4 pc bathroom for guests in the upper hall. The sellers just painted the home through with a neutral soft welcoming colour scheme sure to fit everyone's preferences. The heart of the home is the chef's kitchen, complete with a spacious walk-in pantry, ideal for preparing gourmet meals. The open and inviting layout continues into the huge formal dining room, half bath with main floor laundry, and to the bright open living room complete with walls of windows, an expansive mudroom/boot room, making it easy to transition from the outdoors. The basement is wide open with perfectly appointed above grade windows and high ceilings to ensure you can have 2 large bedrooms and a good sized recreation room. This open canvas awaits all of your ideas. Step outside and enjoy the covered veranda with a charming front deck, perfect for relaxing or entertaining guests. The backyard can be enjoyed along with the back deck. Access to the detached garage can be accessed from the backyard or the alley. With this impressive double garage that's so clean you could eat off the floors, this space is more than just a place for your vehicles—it's an ultimate hangout area and a huge extension of the home for games night shooting pool or throwing darts. Plus, the alley access provides convenience and privacy. And don't forget about the amazing location—across from greenspace, offering easy access to walking and biking trails. This home truly has it all! Book a Viewing Today and See for Yourself**

Inclusions: **Garage Heater, Central A/C**

Property Listed By: **People 1st Realty**

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











