



THE
A-TEAM

**RE/MAX
FIRST**

148 WALNUT Crescent, Fort McMurray T9K 0N4

MLS®#: **A2196870**

Area: **Timberlea**

Listing Date: **03/03/25**

List Price: **\$449,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2008**
Lot Information
Lot Sz Ar: **3,238 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,341**
Low Sqft:
Ttl Sqft: **1,341**

DOM

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

Parking

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

Access:
Lot Feat: **Back Lane, Landscaped**
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Concrete**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner**
Int Feat: **Breakfast Bar**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5'3" x 5'0"
Kitchen	Main	7'6" x 15'3"
4pc Bathroom	Second	4'11" x 7'9"
Bedroom	Second	12'4" x 8'5"
Bedroom - Primary	Second	15'8" x 11'1"
Bedroom	Basement	12'10" x 12'9"
Furnace/Utility Room	Basement	7'10" x 7'7"

Room	Level	Dimensions
Dining Room	Main	13'6" x 13'2"
Living Room	Main	13'1" x 13'4"
4pc Ensuite bath	Second	5'1" x 7'8"
Bedroom	Second	12'2" x 8'8"
3pc Bathroom	Basement	7'11" x 4'7"
Game Room	Basement	6'9" x 7'11"

Title: **Fee Simple**
Legal Desc: **0822793**

Zoning: **R1S**

Remarks

Pub Rmks: **Welcome to 148 Walnut Cres! Fully Developed Two-Storey with Detached Garage & Pool! Welcome to this beautifully developed two-storey home, offering the perfect blend of space, functionality, and modern comfort. Located in a desirable neighborhood of Timberlea, this property boasts a detached double garage, a fully fenced yard, and a pool! Perfect for summer relaxation! Step inside to a bright and spacious main floor, featuring a welcoming living room, a designated dining area, and an open-concept kitchen with ample cabinet and cupboard space, a pantry, and a functional island, ideal for entertaining or family gatherings. Upstairs, you'll find three generous bedrooms, including a primary suite with a large ensuite and a walk-in closet. The newly developed basement adds even more living space, offering a rec room, a fourth bedroom, and a full bathroom that's perfect for guests or additional family members. Outside, enjoy the fully fenced backyard with a deck, providing a private retreat for outdoor activities and poolside enjoyment. With modern updates, thoughtful design, and great curb appeal, this home is ready for its next owners! Schedule a viewing today!**

Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer, All window coverings, Central vac + attachments, Microwave, above ground pool with all accessories, garage heater, garage door opener with remotes**

Property Listed By: **EXP REALTY**

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





