



THE
A-TEAM

**RE/MAX
FIRST**

549 WALNUT Crescent, Fort McMurray T9K0N1

MLS® #: **A2209195**

Area: **Timberlea**

Listing Date: **04/07/25**

List Price: **\$519,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 25-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2009

Lot Information

Finished Floor Area

Abv Sqft:

1,402

Low Sqft:

Lot Sz Ar:

4,705 sqft

Ttl Sqft:

1,402

Lot Shape:

DOM

54

Layout

Beds:

4 (3 1)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s), Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet, Ceramic Tile, Cork, Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner, Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings

Int Feat:

Central Vacuum, Separate Entrance

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`4" x 8`10"
Bedroom	Main	9`1" x 10`6"
Dining Room	Main	10`1" x 11`2"
Living Room	Main	13`0" x 21`10"
Walk-In Closet	Main	7`6" x 7`9"
Bedroom	Basement	14`6" x 11`0"
Game Room	Basement	18`11" x 46`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	9`1" x 5`0"
Bedroom	Main	9`1" x 10`4"
Kitchen	Main	10`1" x 15`0"
Bedroom - Primary	Main	11`4" x 14`1"
4pc Bathroom	Basement	8`11" x 5`0"
Den	Basement	9`10" x 7`3"
Furnace/Utility Room	Basement	14`8" x 13`6"

Storage	Basement	4`0" x 3`0"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1	
Legal Desc:	0821414		Remarks
Pub Rmks:	Stunning 4-Bedroom Home with Fully Finished Basement & Heated Garage! Welcome to this beautifully maintained 4-bedroom, 3-bathroom home. Located in a desirable neighbourhood of Timberlea, this home features a heated attached garage and a fully finished basement with its own separate side entrance—ideal for added convenience or potential suite development. Spacious Main Floor: Hardwood floors flow throughout the open-concept living area, featuring a cozy gas fireplace—perfect for relaxing evenings. With an open-concept design, this home provides a spacious and inviting atmosphere, perfect for families and entertaining.The kitchen with ample cabinetry seamlessly connects to the dining and living areas.The master bedroom includes its own private ensuite, creating a peaceful getaway. Upstairs Laundry: No more hauling baskets up and down—this convenient feature makes life easier! Fully Finished Basement: A massive open Rec room, another gas fireplace, and a separate side entrance add incredible value and potential. Outdoor Perks: Enjoy a 12’ x 14’ oversized shed in the backyard, plus a great deck—perfect for entertaining! Don’t miss out—call today to schedule your private viewing.		
Inclusions:	SHED		
Property Listed By:	EXP REALTY		

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







