



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**549 WALNUT Crescent, Fort McMurray T9K0N1**

MLS®#: **A2209195**

Area: **Timberlea**

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

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:

**2009**

Lot Information

Finished Floor Area

Lot Sz Ar:

**4,705 sqft**

Lot Shape:

Abv Sqft:

**1,402**

Low Sqft:

Ttl Sqft:

**1,402**

DOM

**12**

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

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

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

Storage	Basement	4`0" x 3`0"	Legal/Tax/Financial
Title: <b>Fee Simple</b> Legal Desc:	<b>0821414</b>	Zoning: <b>R1</b>	Remarks
Pub Rmks:	<b>Stunning 4-Bedroom Home with Fully Finished Basement &amp; 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.</b>		
Inclusions: Property Listed By:	<b>SHED EXP REALTY</b>		

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













