



THE
A-TEAM

**RE/MAX
FIRST**

486 WALNUT Crescent, Fort McMurray T9K 0M9

MLS® #: **A2217215**

Area: **Timberlea**

Listing Date: **05/07/25**

List Price: **\$484,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 05-Jul**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2013

Lot Information

Finished Floor Area

Lot Sz Ar:

3,309 sqft

Lot Shape:

Abv Sqft:

1,558

Low Sqft:

Ttl Sqft:

1,558

DOM

64

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Interior Lot,Landscaped,Lawn,See Remarks

Double Garage Detached,Heated Garage,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Storage**

Construction:

Vinyl Siding

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer

Int Feat:

Breakfast Bar,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Storage,Tankless Hot Water,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

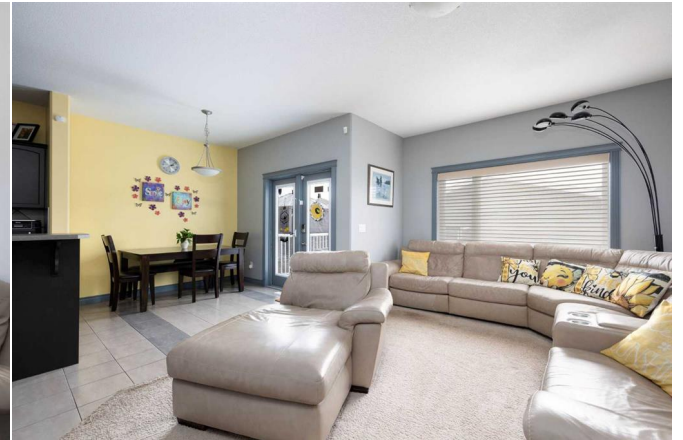
Room	Level	Dimensions
Foyer	Main	5`11" x 9`4"
2pc Bathroom	Main	
Dining Room	Main	8`7" x 10`0"
4pc Bathroom	Second	
Bedroom	Second	12`8" x 9`3"
Bedroom - Primary	Second	14`6" x 21`1"
Game Room	Basement	12`11" x 9`9"

Room	Level	Dimensions
Laundry	Main	5`8" x 8`8"
Kitchen	Main	11`10" x 14`6"
Living Room	Main	18`1" x 11`0"
Bedroom	Second	10`2" x 11`7"
3pc Ensuite bath	Second	
Laundry	Basement	4`10" x 8`8"
Bedroom	Basement	12`0" x 9`11"

4pc Bathroom Bedroom	Basement Basement	9`0" x 10`8"	Furnace/Utility Room	Basement	9`8" x 6`4"
Legal/Tax/Financial					
Title: Fee Simple	Zoning: R1S				
Legal Desc:	1022191	Remarks			
Pub Rmks:	<p>Welcome to 486 Walnut Crescent - a warm and welcoming home tucked into the heart of Timberlea, where comfort, charm, and functionality meet. With 5 bedrooms, 3.5 bathrooms, and a detached heated garage, this beautifully maintained property offers the perfect blend of space and flexibility for families of all sizes. Step through the front door and you'll be greeted by a bright and inviting main level. Freshly painted in 2025 and immaculately kept throughout. The living room has carpet flooring and a large picture window, creating a cozy atmosphere to relax and unwind. The adjoining dining room leads directly to a multi-tiered deck and low-maintenance backyard, making it a fantastic spot for hosting summer barbecues or enjoying peaceful evenings outdoors. The kitchen is designed with both style and practicality in mind, featuring rich espresso cabinetry, tile flooring, and stainless steel appliances (including a newer fridge replaced in 2023). Nearby, the main floor laundry room adds convenience to your daily routine and includes a newer washer and dryer (replaced in 2023), lastly, there's a well-appointed 2-piece powder room for guests. Upstairs, the home continues to impress with three generously sized bedrooms and two full bathrooms, including a spacious primary suite complete with a walk-in closet and a private 3-piece ensuite—your private retreat at the end of the day. Downstairs, the fully developed basement offers incredible versatility. With its separate entrance, second laundry area, wet bar/kitchenette, and a full 4-piece bathroom, it's a perfect space for extended family, a live-in nanny, or mortgage helper setup. The two large bedrooms—one featuring a walk-in closet—make this lower level feel like its own private suite, while still offering seamless integration with the rest of the home. Outside, this home has seen many updates that enhance both curb appeal and efficiency. In 2016, the shingles, siding, insulation, front windows, front door, and rear deck were all replaced—meaning peace of mind for years to come. And for those who need a functional workspace, the 24'1" x 24'1" detached garage has radiant heat and a projection screen, making it ideal for year-round projects, storage, a space to hang out, or keeping your vehicles cozy in winter. You'll also enjoy the added benefits of hot water on demand and central air conditioning for seasonal comfort. Located in a quiet, family-friendly crescent just minutes from schools, parks, trails, transit, restaurants, and all other major amenities, 486 Walnut Crescent offers space to grow, room to gather, and options for extended family or extra income—all in one of Fort McMurray's most desirable neighbourhoods. Schedule your private tour today and see why this home might just be the perfect fit for your next move.</p>				
Inclusions: Property Listed By:	Basement Fridge, Basement Washer & Dryer, Garage Heater, Blinds EXP REALTY				

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





486 Walnut Crescent, Fort McMurray, AB

Main Floor Exterior Area 790.34 sq ft
Interior Area 726.74 sq ft



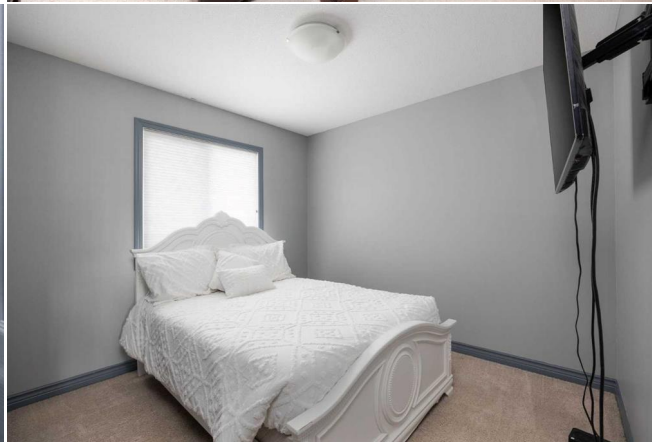
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PREPARED: 2025/05/05



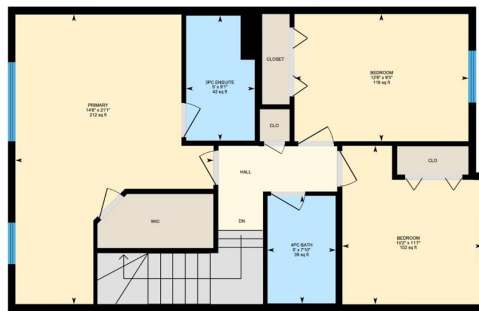
White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

BiGUIDE



486 Walnut Crescent, Fort McMurray, AB

2nd Floor Exterior Area 787.75 sq ft
Interior Area 716.67 sq ft



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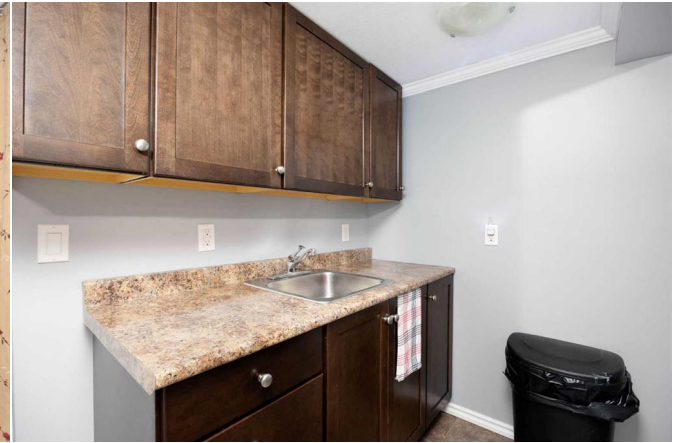
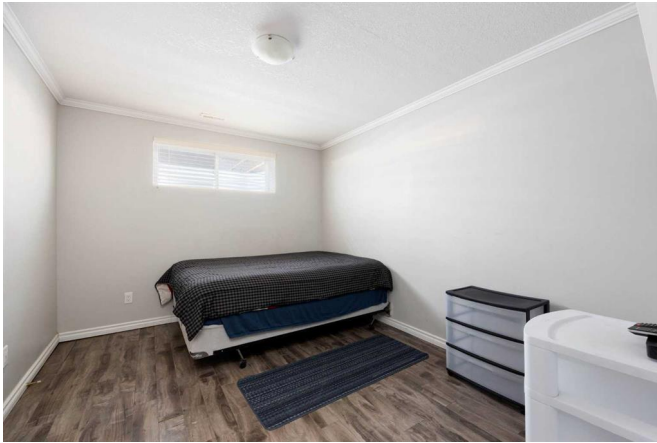
PREPARED: 2025/05/05

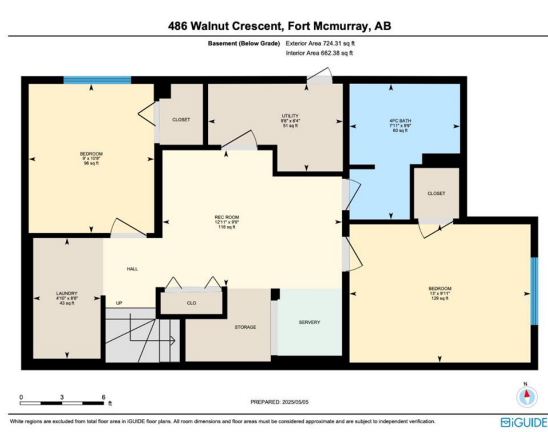


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BiGUIDE



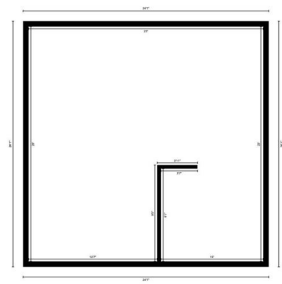






486 Walnut Crescent, Fort McMurray, AB

Measurement Diagram for Detached Garage
Exterior Wall Thickness: 6.5 in



PREPARED: 2023/05/05

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GUIDE