



THE
A-TEAM

**RE/MAX
FIRST**

486 WALNUT Crescent, Fort McMurray T9K 0M9

MLS® #: **A2217215**

Area: **Timberlea**

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

List Price: **\$494,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

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

24

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/Bsm:

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

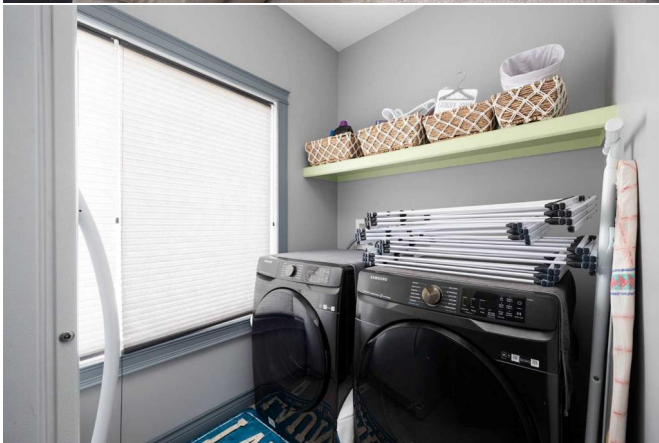
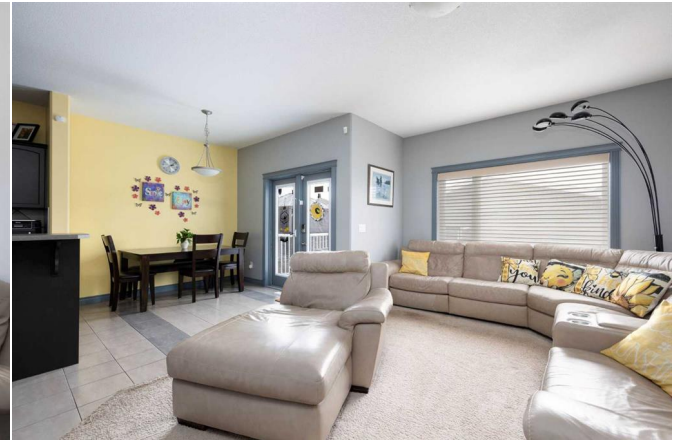
| Room | Level | Dimensions |
|--------------------------|-----------------|----------------------|
| Foyer | Main | 5`11" x 9`4" |
| 2pc Bathroom | Main | |
| Dining Room | Main | 8`7" x 10`0" |
| 4pc Bathroom | Second | |
| Bedroom | Second | 12`8" x 9`3" |
| Bedroom - Primary | Second | 14`6" x 21`1" |
| 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 is heated with radiant heat, 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> <p>Basement Fridge, Basement Washer & Dryer, Garage Heater, Blinds</p> <p>EXP REALTY</p> | | | | | |
| Inclusions: Property Listed By: | | | | | |

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



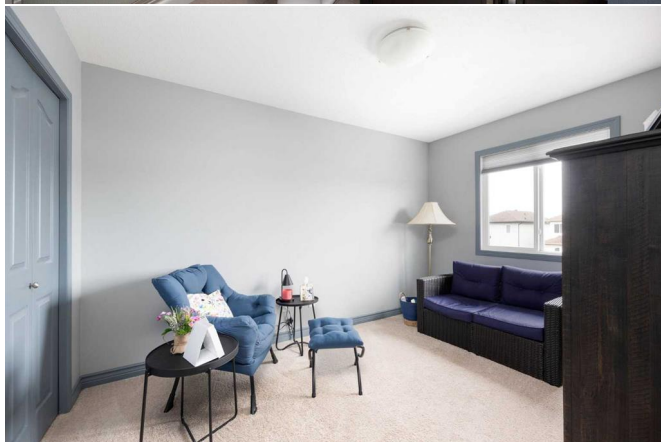
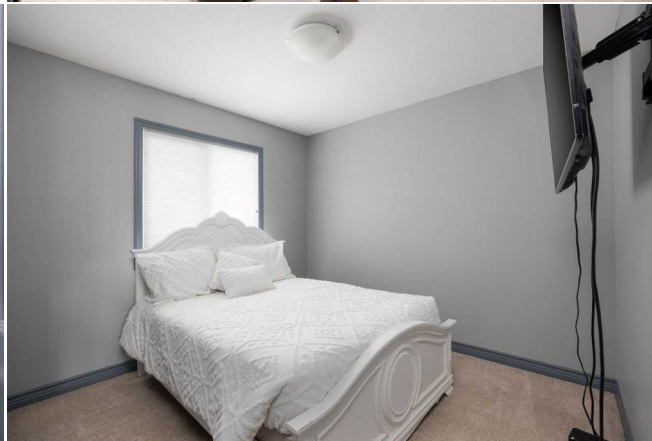
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PREPARED: 2025/05/05



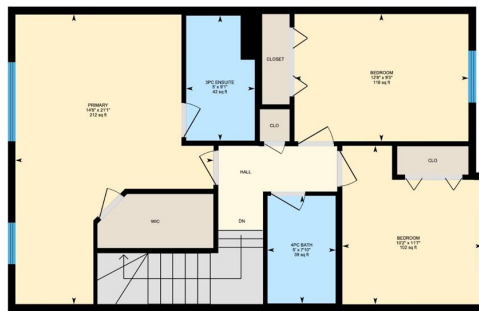
White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

BiGUIDE



486 Walnut Crescent, Fort McMurray, AB

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



0 3 6

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

Basement (Below Grade) Exterior Area 755.31 sq ft
Interior Area 652.38 sq ft



PREPARED: 2020/05/05

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



