



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**156 FOX Crescent, Fort McMurray T9K0C1**

MLS®#: **A2224920**

Area: **Timberlea**

Listing Date: **05/27/25**

List Price: **\$388,500**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2006**

Lot Information

Finished Floor Area

Abv Sqft:

**1,352**

Low Sqft:

Ttl Sqft:

**1,352**

Lot Sz Ar:

**3,489 sqft**

Lot Shape:

DOM

**4**

Layout

Beds:

**3 (2 1 )**

Baths:

**2.0 (2 0)**

Style:

**4 Level Split**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Landscaped,Lawn,Rectangular Lot  
Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Mixed**

Flooring:

**Carpet,Laminate,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **None**

Int Feat: **Pantry,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dinette</b>	<b>Main</b>	<b>12`5" x 15`6"</b>	<b>Family Room</b>	<b>Main</b>	<b>12`10" x 9`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`7" x 15`6"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	
<b>Bedroom</b>	<b>Lower</b>	<b>9`0" x 9`10"</b>	<b>Living Room</b>	<b>Lower</b>	<b>13`8" x 17`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>		<b>Bedroom</b>	<b>Second</b>	<b>8`6" x 9`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`2" x 15`3"</b>	<b>Foyer</b>	<b>Lower</b>	<b>7`0" x 7`7"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`10" x 23`7"</b>	<b>Storage</b>	<b>Basement</b>	<b>6`7" x 9`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>19`0" x 29`4"</b>			

Title:

**Fee Simple**

Legal Desc:

Zoning:

**R1S****0525986**

Remarks

Pub Rmks:

Welcome to your first home in Timberlea, Fort McMurray, AB. This is a back split with four levels. It gives you 1352 square feet of ready to move in space. The lot is 3490 square feet. There is room to play. There is room to relax. There is room to store all your stuff. The kitchen, dining and living rooms are open concept. They flow together so you never miss a moment. A large island gives you room for snacks and homework. The pantry holds extra dishes. You can chat with guests while you cook. Natural light floods in through big windows avoiding dark corners. Ready to move in. Cozy living. The four level split layout means your world is neatly stacked. You have a zone for cooking. You have a zone for sleeping. You have a zone for play. Each space stays in its own lane. You can keep things tidy. Upstairs you have two bedrooms. The primary bedroom is large. It fits a king sized bed with room to spare. You have space to breathe. It has direct access to the main bathroom. You do not have to walk down the hall. One more bedroom mean you have room for guests, baby's room or home office. They are clean and bright. Down one level is a bright rec room. This space can be a movie den. It can be a game zone. It can be a home office. It grows with your needs. There is a bedroom here too. The backyard is fully fenced and private. It is made for summer barbecues. It is safe for play. Kids can roam freely. Pets can wander without worry. Imagine grilling burgers under the sun. A single detached garage keeps your car safe and warm. It also stores bikes and tools. Plus there is extra parking space on the side pad. No more circling the block for a spot. You are close to great schools. You are close to parks. You are close to shopping. It is easy to drop kids at school. It is easy to walk to the park. It is easy to pick up groceries on your way home. Say goodbye to long drives and hello to extra free time. This home solves big first time buyer worries. It is cozy and neat. It feels like home from day one. You will love the way the light plays across the floors in the morning. You will love the quiet hum of a peaceful street. You might even find your new best friend waving hello from next door. Imagine waking up to birds chirping outside. Imagine sipping coffee at your island on a Saturday morning. Imagine kids doing art projects at a snack bar. Imagine friends gathering around the island. Imagine movie night in the rec room with popcorn and blankets. Imagine kids and pets playing in the yard. Imagine grown up quiet when the sun goes down. This home hugs you the minute you step inside. It feels safe, warm and full of promise and adventure. Right now. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Inclusions:

Property Listed By:

n/a as is where is on possession

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











