



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 MOUNTAIN AVENS Crescent, Fort McMurray T9K 0J5**

MLS®#: **A2227858**

Area: **Timberlea**

Listing Date: **06/09/25**

List Price: **\$564,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 03-Jul**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2008**

Lot Information

Lot Sz Ar:

**4,647 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,782**

Low Sqft:

Ttl Sqft:

**1,782**

DOM

**41**

Layout

Beds:

**5 (4 1 )**

Baths:

**3.0 (3 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped,Lawn,Level,Rectangular Lot  
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **None**

Construction:

**Mixed**

Flooring:

**Carpet,Ceramic Tile,Hardwood,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0724878**

Zoning:

**R1**

Remarks

Pub Rmks:

**BEAUTIFUL 5-BEDROOM HOME (4 UPSTAIRS) IN TIMBERLEA. With over 1,760 sqft of living space, this modified bi-level home offers open concept living on the main**

floor with 3 full bathrooms, a fully finished basement and double attached, heated garage. The kitchen has a traditional feel with dark wood cabinetry, SS appliances, pantry, breakfast bar and generous counter space. Off of the kitchen is a laundry room with access to the rear deck. Completing this level are 3 good sized bedrooms and a full bathroom. The upper level is home to a large master bedroom oasis with vaulted ceilings, walk-in closet and spacious ensuite bathroom with jetted tub and stand up shower. The finished basement with separate entrance has a family room with wet bar, full bathroom, spacious bedroom, storage space and utility room. The backyard is fully fenced and landscaped with a gas hookup on the deck. The double attached & heated garage measures 20'x23'; driveway and walkways are exposed aggregate. Located only steps from a beautiful pond, this quiet street is close to schools, shopping, parks, trails and more! Be sure to schedule your private tour today!

Inclusions:

Property Listed By:

fridge, stove, dishwasher, OTR microwave, washer, dryer

**EXP REALTY**

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















