



THE
A-TEAM

**RE/MAX
FIRST**

120 MOUNTAIN AVENS Crescent, Fort McMurray T9K0J5

MLS®#: **A2229709**

Area: **Timberlea**

Listing Date: **06/11/25**

List Price: **\$859,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2008

Lot Information

Lot Sz Ar:

5,912 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,160

Low Sqft:

Ttl Sqft:

2,160

DOM

3

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Greenbelt,Lake,Landscaped,No Neighbours Behind,Pie Shaped Lot
220 Volt Wiring,Aggregate,Double Garage Attached,Garage Door Opener,Heated Garage**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

**In Floor,Fireplace(s),Forced Air,Natural
Gas,Radiant,See Remarks**

Sewer:

Ext Feat:

Lighting,Private Yard

Construction:

See Remarks

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Int Feat:

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

**Built-in Features,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,No Smoking Home,Open Floorplan,See Remarks,Storage,Vaulted
Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

0724878

Zoning:

R1

Remarks

Pub Rmks:

Welcome to 120 Mountain Avens Crescent located in Timberlea backing onto the Green space & pond! This custom built fully developed executive family style 2 Storey home with Bonus Room is stunning! Lets start outside where you have mature landscaping on this pie shaped lot that features Firepit Gazebo area with lots of perennials running along the fence line and decks; that accents this beautiful view of the pond that also has mature tree growth out the back that aids in getting a lot more privacy! Out the back gate you are linked to an extensive trail system to enjoy those evening walks as well. While you enjoy the two tier deck that is partially covered you also have natural gas BBQ! Another great feature includes the shop/garage with power for all the toys & storage with an overhead door & additional storage behind. Inside you have large front foyer which is open to the whole main floor looking out to the beautiful view over the pond! This is a very well designed floor plan with main floor laundry/mudroom + massive kitchen with granite tops & corner pantry, upgraded appliances, Walnut hardwood floors; gas fireplace, 9ft ceilings is just a few of the great features of this home! The dinning nook is surrounded with large windows looking out to the west giving you those beautiful sunsets in the evening to enjoy inside or out on the deck! 2nd floor is where you will find the large bonus room with gas fireplace & vaulted ceiling which makes for a great family room lounge or play room! You'll also find 3 bedrooms, 4 piece main bath & the Primary bedroom with walk-in closet & ensuite that features double walk-in shower stall with body spray system, his/her sinks and vanity with custom built storage & large jetted tub! Into the basement it just gets better with in-floor radiant heating, massive rec room/family room, 4th bedroom and 4 piece bathroom & storage. More features include: Central Vac, Central A/C , Oversized heated double attached garage with custom built in cabinets and shelving & welder plug 220v, hot/cold water in garage and drain, plug in in the eaves for Christmas lights, Boiler replaced 2 years ago, Double swings doors throughout and so much more to come and see in this property! This home in this condition & location is rare! Don't miss out!

Inclusions:

FRIDGE, CERAN TOP STOVE, DISHWASHER, WASHER, DRYER, CENTRAL VAC & MISC. ATTCAHMENTS, CENTRAL A/C, WINDOW BLINDS & RODS, ALL ATTACHED GARAGE SHELVEING AND CABINETS, 4 GARAGE DOOR REMOTES, AIRHOSE & POWER HOSE REELS, NATURAL GASS BBQ, T.V MOUNT, FIREPIT

Property Listed By:

COLDWELL BANKER UNITED

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









