

# \$499,900 - 502 Walnut Crescent, Fort McMurray

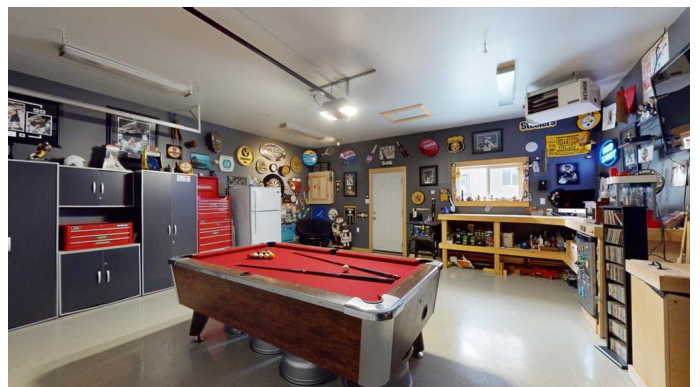
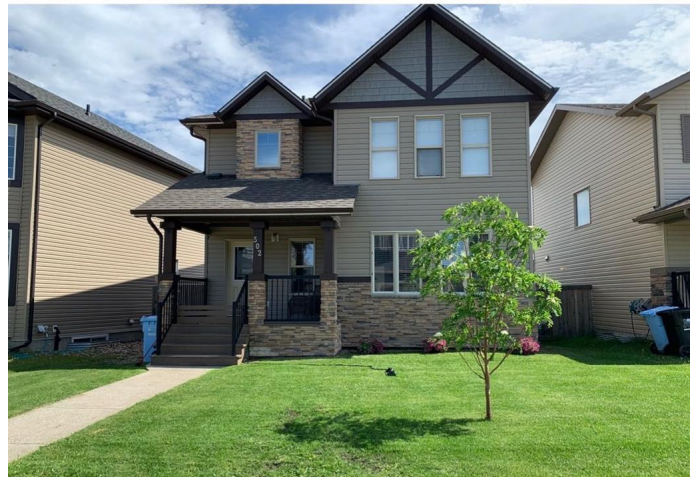
MLS® #A2202804

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,770 sqft  
Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Stunning 2-Storey Home in Pristine Condition  
â€“ 2010 Build with DOUBLE HEATED  
DETACHED GARAGE and A/C!  
Welcome to 502 WALNUT CRESCENT! This  
immaculate 3-bedroom, 2.5-bathroom home is  
perfectly situated with alley access located just  
steps from green-space and scenic trails. This  
home is a true gem, offering everything you  
need for comfortable, modern living. The  
bedrooms are very large. The primary boasts a  
bank of windows and a 4 piece ensuite bath  
complete with stand alone shower, soaker tub,  
and walk in closet. The 2 guest bedrooms  
have king and queen beds plus oversized  
furnishings that fit with ease. There is another  
4 pc bathroom for guests in the upper hall. The  
sellers just painted the home through with a  
neutral soft welcoming colour scheme sure to  
fit everyoneâ€™s preferences.  
The heart of the home is the chefâ€™s  
kitchen, complete with a spacious walk-in  
pantry, ideal for preparing gourmet meals. The  
open and inviting layout continues into the  
huge formal dining room, half bath with main  
floor laundry, and to the bright open living  
room complete with walls of windows, an  
expansive mudroom/boot room, making it easy  
to transition from the outdoors. The basement  
is wide open with perfectly appointed above  
grade windows and high ceilings to ensure you  
can have 2 large bedrooms and a good sized  
recreation room. This open canvas awaits all  
of your ideas. Step outside and enjoy the  
covered veranda with a charming front deck,



perfect for relaxing or entertaining guests. The backyard can be enjoyed along with the back deck.

Access to the detached garage can be accessed from the backyard or the alley. This impressive double garage is so clean you could eat off of the floors! It's a space that is more than just a place for your vehicles—it's the ultimate hangout area and a true extension of the home for games night, shooting pool or throwing darts. Oh, yes and the professionally installed heli-lights on the garage and home is perfect for all seasons:)

And one more time, don't forget about the amazing location—across from green-space , offering easy access to walking, atv, sledding and biking trails. This home truly has it all!  
Book a Viewing Today and See for Yourself

Built in 2010

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2202804    |
| Price          | \$499,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,770       |
| Acres          | 0.09        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 502 Walnut Crescent |
| Subdivision | Timberlea           |

|             |               |
|-------------|---------------|
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9K0M9        |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Laminate Counters |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer  |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard                                   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Mixed, Vinyl Siding                                    |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 39               |
| Zoning         | R1S              |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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