

# \$760,000 - 253 Walnut Crescent, Fort McMurray

MLS® #A2207907

**\$760,000**

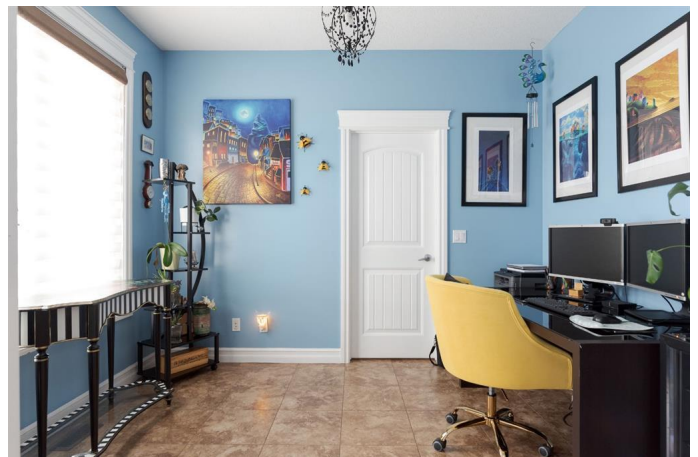
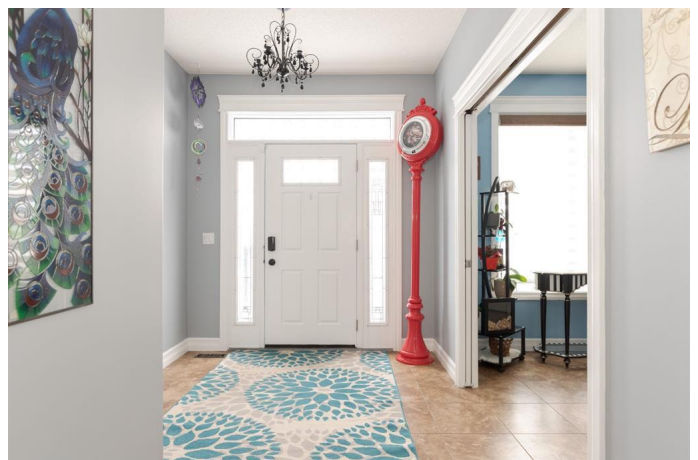
7 Bedroom, 5.00 Bathroom, 1,931 sqft

Residential on 0.22 Acres

Timberlea, Fort McMurray, Alberta

LISTED BELOW APPRAISED VALUE! RARE FIND! Welcome to 253 Walnut Crescent, a stunning raised BUNGALOW that combines luxury, functionality, and INCOME POTENTIAL. Situated on a spacious 9,719SF CORNER LOT with partial GREENSPACE VIEW, this meticulously designed home offers 1,930 SF above grade (3,772 SF of Total Living Space) and boasts a total of 7 BEDROOMS (including a 2 BEDROOM LEGAL SUITE), 5 BATHROOMS, and a DEN/OFFICE. The legal suite provides an excellent mortgage helper opportunity. Every detail of this property has been thoughtfully crafted to provide exceptional comfort and versatility.

The exterior is designed for maximum convenience and enjoyment, featuring a TRIPLE HEATED GARAGE with IN-FLOOR HEAT or forced air should you choose, garage cupboards, and a screen door. The expansive 6-VEHICLE DRIVEWAY includes RV/BOAT PARKING and a 30-amp plug, while an 11x20 SHOP WITH CONCRETE PAD provides additional storage and workspace. The maintenance-free front lawn ARTIFICIAL TURF ensures a perfect lawn year-round, complemented by two-tier decks, a GAZEBO, and HOT TUB for outdoor relaxation. Partial greenbelt views add to the property's appeal, offering a peaceful natural backdrop. Inside, the home boasts 9-foot ceilings on the main floor, vaulted ceilings, and oversized windows that create a bright and airy



atmosphere. The kitchen is a chef's dream, equipped with a raised dishwasher, built-in oven, countertop stove, granite island, corner pantry with custom lighting, and a garburator. The primary suite offers a walk-in closet and a luxurious ensuite featuring dual sinks, soaker tub and stand-up shower. The main floor also includes a den/office and a large mudroom with extra storage. Finishing off the main level with two additional bedrooms with built-in seating and storage, main floor laundry, and two more full bathrooms, including one conveniently located near the garage. This thoughtful design ensures there's no need to trek through the house after a day of enjoying outdoor activities or tinkering in the garage.

The basement is split into two sections, enhancing the home's functionality. One half features a 2-BEDROOM LEGAL SUITE with its own laundry and bathroom, providing excellent income potential. The other half is DEDICATED TO THE OWNER'S ENJOYMENT complete with a WET BAR, large PROJECTOR SCREEN with projector, and a wired speaker system, creating the ultimate home theatre experience. Rarely do homes like this come to the market where owners still have space to use in the basement. Completing the basement are two more bedrooms and bathroom.

Additional features include IN-FLOOR HEATING IN THE BASEMENT AND GARAGE, central AC, water softener, and hot water on demand.

With its prime location, income-generating suite, and endless amenities, 253 Walnut Crescent offers an unparalleled lifestyle in Timberlea. Don't miss your chance to call this incredible property home—schedule your private showing today!

Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207907    |
| Price          | \$760,000   |
| Bedrooms       | 7           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 1,931       |
| Acres          | 0.22        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 253 Walnut Crescent |
| Subdivision | Timberlea           |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K 0N7             |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 9  |
| Parking        | Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, RV Access/Parking, Triple Garage Attached, 220 Volt Wiring, Boat |
| # of Garages   | 3  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, See Remarks, Washer, Window Coverings, Central Air Conditioner, Bar Fridge, Oven-Built-In, Garburator, Water Softener   |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks  |

|                 |                                       |
|-----------------|---------------------------------------|
| Cooling         | Central Air                           |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Gas, Living Room                      |
| Has Basement    | Yes                                   |
| Basement        | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Lighting, Other, Private Entrance, Private Yard, Storage  |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Standard Shaped Lot, Street Lighting, See Remarks |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 16              |
| Zoning         | R1              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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