



GRASSROOTS
REALTY GROUP

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137 Fox Crescent
Fort McMurray, Alberta

MLS # A2241926



\$494,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,165 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage Heater. Basement: Fridge, Dishwasher, Stove, Microwave, Washer and Dryer.

Welcome to 137 Fox Crescent: Perfectly located just steps from schools, parks, trails, and bus stops, this spacious bi-level home offers a peaceful yet convenient lifestyle in the heart of Timberlea. With 5 bedrooms, 4 bathrooms, a separate entry basement with a full second kitchen, and a heated double attached garage, this move-in ready home is freshly and professionally cleaned and available for immediate possession. A large tiled foyer welcomes you inside, where a few steps lead to a bright and airy main floor. The living room features vaulted ceilings, three oversized windows, a natural gas fireplace, and hardwood floors installed on a diagonal for an elevated aesthetic. In the kitchen, you'll find shiny high-gloss tile floors, granite countertops, rich wood cabinetry, and stainless steel appliances in immaculate condition. A large dining area sits adjacent to the kitchen peninsula, which offers seating for four—perfect for casual meals or entertaining. The main level hosts three bedrooms, all finished in the same beautiful hardwood. The primary suite offers a walk-in closet and a three-piece ensuite with a glass shower. The main bathroom features a deep soaker tub, and both upstairs bathrooms share matching cabinetry and granite counters for a cohesive, high-end feel. Neutral grey walls and stacked laundry in the hall complete the upper level with both style and convenience. Downstairs, the separate entrance basement offers incredible versatility—ideal for long-term guests, multi-generational families, or future rental potential. The lower level includes a second full kitchen, another gas fireplace in the large family room, two oversized bedrooms, and two private four-piece ensuite bathrooms—a rare and valuable find. Outside, enjoy a fully fenced yard, central air conditioning, and a heated garage with room for two additional vehicles on the

driveway. This beautifully maintained home is packed with upgrades, versatile living space, and unbeatable value in a fantastic location. Schedule your private tour today and make 137 Fox Crescent your new address.