



GRASSROOTS
REALTY GROUP

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**549 Walnut Crescent
Fort McMurray, Alberta**

MLS # A2245418



\$499,999

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,402 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Separate Entrance		

Inclusions: shed

Stunning 4-Bedroom Home with Fully Finished Basement & Heated Garage! Welcome to this beautifully maintained 4-bedroom, 3-bathroom home. Located in a desirable neighbourhood of Timberlea, this home features a heated attached garage and a fully finished basement with its own separate side entrance—ideal for added convenience or potential suite development. Spacious Main Floor: Hardwood floors flow throughout the open-concept living area, featuring a cozy gas fireplace—perfect for relaxing evenings. With an open-concept design, this home provides a spacious and inviting atmosphere, perfect for families and entertaining. The kitchen with ample cabinetry seamlessly connects to the dining and living areas. The master bedroom includes its own private ensuite, creating a peaceful getaway. Upstairs Laundry: No more hauling baskets up and down—this convenient feature makes life easier! Fully Finished Basement: A massive open Rec room, another gas fireplace, and a separate side entrance add incredible value and potential. Outdoor Perks: Enjoy a 12' x 14' oversized shed in the backyard, plus a great deck—perfect for entertaining! Don't miss out—call today to schedule your private viewing.