



GRASSROOTS
REALTY GROUP

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**457 Walnut Crescent
Fort McMurray, Alberta**

MLS # A2249750



\$624,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,663 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Suite
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Double Vanity, High Ceilings, Open Floorplan, Pantry, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher. Washer as is, Dryer, microwave. Basement: Fridge, Stove, Dishwasher. Washer as is. Dryer.

Backing Onto GREENSPACE | BRAND NEW WINDOWS | Double Attached Heated Garage | Exceptional Value! Welcome to 457 Walnut Crescent — a beautifully maintained 1,663 sq ft Modified Bi-Level featuring 5 bedrooms and 3 bathrooms, ideally situated in the quiet and established neighbourhood of Timberlea. Step into a spacious and inviting entryway, finished with ceramic tile flooring and a large closet for added convenience. The main level showcases a bright, open-concept living space with vaulted ceilings, hardwood floors, and large windows that allow natural light to pour in. The cozy living room, complete with a gas fireplace, offers the perfect place to unwind. The kitchen is designed for both function and style, featuring ceramic tile flooring, white quartz countertops, and ample cabinetry and counter space. There are two generous bedrooms that have carpet flooring, full 4-piece bathroom, and a dedicated main floor laundry area complete this level. Sitting privately above the 23' x 23'5" heated double garage, the roomy, bright, and spacious primary bedroom serves as a relaxing retreat! It boasts a large walk-in closet with built-in shelving and a luxurious 5-piece ensuite with dual sinks, quartz countertops, a jetted tub, and a stand-up shower. Additional updates on this home include new exterior doors! The fully developed basement offers a large, functional 2-bedroom legal suite featuring NEW vinyl plank flooring, an open-concept kitchen and living area, a 4-piece bathroom, separate laundry, and excellent flexibility for multi-generational living or potential rental income. Step outside to enjoy the beautifully landscaped backyard oasis, backing directly onto tranquil greenspace — perfect for relaxing summer evenings. This home offers incredible value in a desirable location — don't miss out. Call today to book your private tour!

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