



GRASSROOTS
REALTY GROUP

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**458 Walnut Crescent
Fort McMurray, Alberta**

MLS # A2262297



\$419,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,564 sq.ft.	Age:	2014 (11 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Sold as is, where is on possession

This two-storey home in Timberlea on a partially fenced lot with back alley access and parking features 4 bedrooms upstairs and a separate entrance to a fully developed suite. Inside you will find a large, tiled porch with coat closet separate from the front living room that has beautiful dark hardwood flooring and tall front windows letting in gorgeous natural light. The open concept design leads you through to the kitchen with black granite countertops, an eat up island and plenty of cupboard space. There is a well sized dining nook that can comfortably accommodate any dining table situated beside the French doors that lead to the back yard with room for parking 2-3 vehicles or a potential garage. Upstairs you will find a laundry area, 4 bedrooms including one room with a walk through closet and an en-suite (not the room you think – so be sure not to miss it) and a 2nd full, 4-piece bathroom. The basement is fully developed with a separate entrance, kitchen, laundry, 2 bedrooms, and a 4 piece bath.