

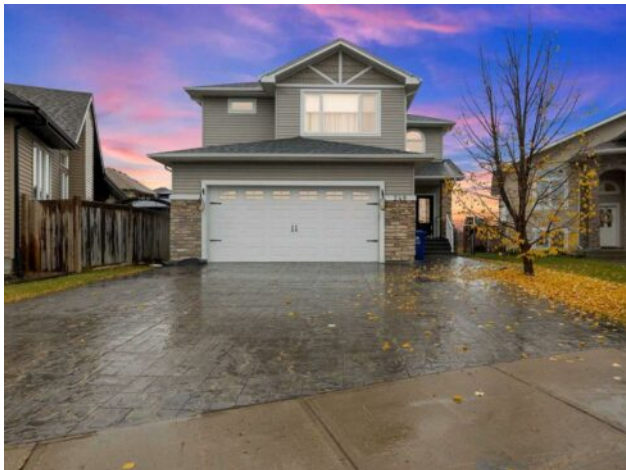


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**249 Walnut Crescent
Fort McMurray, Alberta**

MLS # A2267696



\$779,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,423 sq.ft.	Age:	2011 (14 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Heated Garage, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, No Ne		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

Inclusions: 2x Fridge, 2x Stove, 2x Washer, 2x Dryer, 2x Microwave, Dishwasher, Water Softener, Garburator

Welcome to 249 Walnut Crescent! This spacious executive home backing onto a GREEN BELT features CENTRAL AIR, double attached IN-FLOOR HEATED GARAGE with epoxy floor, a 3+ car driveway with RV PARKING, a water softening system and a fully contained basement suite with SEPARATE ENTRY. As you walk into the home, you will be welcomed into a beautiful open concept living space with hardwood flooring and large windows that let in plenty of natural light. The living room has a fireplace and a gorgeous stone wall and the kitchen features tons of dark cabinetry, granite countertops, gas stove, 8 ft island with breakfast bar, pendant lighting, garburator and corner pantry. Also on the main floor is a bedroom that could be used as an office and a 3-piece bathroom. Upstairs you will find a sizeable primary with carpet flooring, walk-in-closet and a 5-piece remodeled ensuite with soaker tub, walk in glass shower and double vanity. On the second floor, there are two additional good size bedrooms each with walk-in-closet, a large bonus family room, a 4-piece bathroom and the laundry. In the basement is the 2 bedrooms suite with 9 foot ceilings, in-floor heat, its own laundry and separate entry. The charming backyard is fully fenced with gate for direct access to the green belt, its has mature trees, 2 decks with view of the green space, a shed for extra storage, a fireplace and pergola perfect for cozy nights entertainment. Don't miss out on this GEM and book your private showing today!