



GRASSROOTS
REALTY GROUP

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

**209 Walnut Crescent
Fort McMurray, Alberta**

MLS # A2270801



\$590,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,988 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Greenbelt, Landscaped, No Neighbours Behi		

Heating: Fireplace(s), Floor Furnace, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, Granite Counters, Jetted Tub, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: "as is, where is"

Welcome Home! Backing on to green space, this 2 story home features a DOUBLE HEATED GARAGE with a DOUBLE FRONT DRIVE WAY! Inside, you will find a large entrance with a coat closet. The main floor features a spacious eat-in kitchen with GRANITE COUNTER TOPS and large WALK-IN PANTRY! The bright living room offers hardwood flooring and a gas fire place. Also located on this level is the 2 piece bathroom and a large laundry room with built in cabinets. Upstairs you will find a spacious primary bedroom with an oversized WALK-IN CLOSET and 4 piece EN-SUITE featuring a corner JETTED TUB and separate shower. Down the hall are two more good sized bedrooms, one with a walk-in closet and a 4 piece bathroom. The basement is waiting for you to complete your dream space! The backyard is fully fenced with an amazing view backing on to green space. Property is sold "as is, where is".