



GRASSROOTS
REALTY GROUP

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250 Fox Crescent
Fort McMurray, Alberta

MLS # A2281093



\$459,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,432 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Separate Entrance		

Inclusions: garage heater

Welcome to 250 Fox Crescent. This well-maintained 4 bedroom, 2.5 bathroom two-storey home is in a prime Timberlea location, close to schools, shopping, transit, and all major amenities. This home features updated flooring and fresh paint throughout, along with central air conditioning, ensuring year-round comfort. The kitchen offers ample countertop and cupboard space, a walk-in pantry, and flows nicely into the dining area, which opens onto a sunroom—perfect for enjoying natural light year-round. The main floor is complete with a gas fireplace, loads of windows throughout, and a separate entrance, offering excellent future suite potential. Upstairs you’ll find a spacious primary bedroom with a large walk-in closet, two additional bedrooms, and a 4-piece bathroom completing the upper level. The fully finished basement includes a large rec room, a generous fourth bedroom, and a 4-piece bathroom. A former wet bar was removed but can easily be reinstalled, making this space ideal for an in-law suite. There is also room for an additional laundry setup in the mechanical room, which currently includes a washer and dryer. Outside, enjoy a decked-out backyard featuring a stone feature patio designed for a future fire pit, perfect for entertaining. The existing gazebo stays, adding both charm and functionality to the outdoor space. Additional highlights include a hot water tank replaced in 2016, alley access, and a double heated detached garage—perfect for Fort McMurray winters. A fantastic family home with flexibility, space, and location—don’t miss this Timberlea opportunity