



GRASSROOTS
REALTY GROUP

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**353 Walnut Crescent
Fort McMurray, Alberta**

MLS # A2281578



\$584,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,664 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Greenbelt, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge x 2, stove x 2, dishwasher x 2, washer x2, dryer x 2, garage door opener & remote, garage heater, central ac, all window coverings

BACKING ONTO TREELINE! The first thing you will notice upon entering this home is how open and spacious this floor plan is. Offering a large entry way and huge dining nook open to the kitchen. The kitchen is rich with dark cabinetry, stainless steel appliances, lots of countertop space and has access to the backyard. Off the kitchen is the living room with vaulted ceilings, gleaming hardwood floors and a cozy gas fireplace. Also on the main level is the main bathroom and 2 bedrooms. The large master suite is tucked away above the garage and offers an abundance of natural light, a walk in closet and a 4PC ensuite with corner jet tub and separate shower. The basement is fully developed into a 2 bedroom LEGAL BASEMENT SUITE with full kitchen, laundry, separate entry and plenty of natural light. The attached garage is heated and ready for a hockey fan with the floor painted as a hockey rink. Enjoy Northern Alberta's sunset from your West facing backyard which backs onto the forest and walking trail.