



**345 Walnut Crescent  
Fort McMurray, Alberta**

**MLS # A2285192**



**\$650,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,547 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Greenbelt		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Basement: Fridge, Stove, Dishwasher, Microwave, Washer and Dryer and entertainment center/shelf.

Welcome to 345 Walnut Crescent: a beautifully maintained modified bi level set in one of Timberlea's most desirable locations. With true green space behind you, no neighbour on one side, and direct access to nearby trails, this home offers a rare sense of privacy while still being minutes from shopping, schools, and everyday amenities. The interior was completely repainted in 2024, and the backyard has been thoughtfully landscaped with a large wooden pathway connecting the front of the yard to the back, creating a welcoming and cohesive outdoor space. The exterior offers excellent functionality with an attached garage and parking for three vehicles on the front driveway. Inside, a large tiled entry creates a practical and welcoming first impression. The main living area is open concept and filled with natural light, making it ideal for both everyday living and entertaining. The kitchen features dark cabinetry, stainless steel appliances, tiled flooring, and generous cupboard and counter space. The living room is warm and comfortable, centred around a gas fireplace. The main level includes two bedrooms and a full bathroom, while the primary retreat is located above the garage on its own level, offering added privacy. This spacious bedroom features a large closet and a private ensuite bathroom, creating a comfortable and quiet escape at the end of the day. The lower level includes a legal one bedroom suite with its own living space. When the suite was built, additional soundproofing was added between levels, creating excellent separation and comfort for both spaces. This makes it an ideal option for extended family, guests, or as a mortgage helper. Additional features include central air conditioning, central vacuum, two furnaces, and a fully finished, insulated, and painted garage equipped with a radiant heater. The backyard is a true highlight, backing onto

green space and trail systems with no rear neighbours, making it perfect for those who enjoy outdoor adventures, walking paths, and a quieter setting without sacrificing convenience. 345 Walnut Crescent offers privacy, functionality, and an unbeatable location in the heart of Timberlea. Schedule your private showing and experience the lifestyle this home has to offer.