



**124 Walnut Place**  
**Fort McMurray, Alberta**

**MLS # A2286148**



**\$690,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,514 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Greenbe		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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:** Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Shed, pool, playground structure, garage mounted racks, wood shed, garage heater.

Welcome to 124 Walnut Place: a beautifully maintained Qualico built home tucked away on a quiet cul de sac in Timberlea, backing directly onto green space and a park. Situated on the second largest lot in the cul de sac measuring at 8,687 sq/ft with a fully fenced yard and pool and play structure included, this property offers exceptional outdoor space, privacy, and a setting that is perfect for families or professionals alike. Built in 2021, this "Alex II" farmhouse style floor plan features a double attached heated garage, a two car driveway, light grey vinyl siding with white trim, and charming curb appeal. Freshly painted throughout in 2026, the home feels bright, modern, and move in ready. The main level showcases an open concept layout filled with natural light from oversized windows. The kitchen is finished with quartz countertops, a large island, two tone cabinetry in white and light grey, a stylish tile backsplash, corner pantry, garburator, and beautiful vinyl plank flooring. The dining room features a statement wall and flows seamlessly into the living room. A convenient two piece bathroom completes the main level. Upstairs you will find three bedrooms and two full bathrooms. The spacious primary suite includes a walk in closet and full ensuite. The two additional bedrooms are perfect for children or guests, and the girls bedroom includes new ceiling lights with TV mounts that can remain. Closet doors have been removed but are stored in the basement and can easily be reinstalled. The basement has been developed to include a large family or games room with carpet and a full four piece bathroom. A separate side entrance provides added flexibility. The backyard is designed for enjoyment and functionality. The fully fenced yard was completed shortly after initial possession and includes a rock dog run with rock, pool, playground, gazebo, shed, and a

gas line for BBQ. The property backs directly onto park space and walking trails, offering both privacy and beautiful views. Additional upgrades include hot water on demand, central air conditioning, and hot water taps installed on both sides of the home as well as in the garage. The ten year Alberta New Home Warranty began in 2021 and the remaining coverage will transfer to the new owner. 124 Walnut Place offers the rare combination of modern construction, thoughtful upgrades, a premium lot, and an unbeatable location backing onto green space. This is an exceptional opportunity to own a newer home in a highly sought after neighbourhood close to schools, parks, and trails. Schedule your private showing today.