



**349 Walnut Crescent  
Fort McMurray, Alberta**

**MLS # A2303134**



**\$675,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,690 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Greenbelt, Lawn, No Neighbours Behind		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Tile, Wood	<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>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance		

**Inclusions:** none

Step into this beautiful bilevel home featuring a spacious and welcoming entrance that sets the tone from the moment you arrive. The main level offers a bright open-concept layout with vaulted ceilings, seamlessly connecting the living room, kitchen, and dining area—perfect for both everyday living and entertaining. You’ll also find two generously sized bedrooms and a well-appointed 3-piece bathroom on this level. Upstairs, retreat to your private primary suite complete with a large bedroom, walk-in closet, and a full ensuite for added comfort and convenience. Enjoy outdoor living on the fantastic deck overlooking peaceful greenspace—no rear neighbors, just tranquility. The fully developed lower level features a separate entrance, laundry area, two additional spacious bedrooms, another bathroom, and a large recreation space complete with a wet bar—ideal for guests, extended family, or entertaining. This home truly has it all—space, functionality, and location. Don’t miss your opportunity to view this incredible property—book your showing today!