



**273 Walnut
Fort McMurray, Alberta**

MLS # A2116215



\$689,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,051 sq.ft.	Age:	2010 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Garden, Greenbelt, No Nei		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

REDUCED PRICE!! This magnificent two-story residence offers an unparalleled combination of space, style, and comfort, making it the perfect haven for you and your family. Nestled in a prime location on Walnut Crescent, this property boasts convenience and luxury at every turn. The open-co layout on the main floor is adorned with large, natural light catching windows to the backyard and greenbelt. You'll love the seamless and inviting flow from the living room, dining area, and kitchen, creating a perfect hub for gatherings and family time. The heart of the home, is this gourmet kitchen! Equipped with granite countertops, ample storage, and a spacious island, perfect for culinary enthusiasts. The dining room maximizes the impressive backyard and greenbelt views with large windows on 3 walls. The basement features a separate entrance and own laundry. Full bathroom and 2 large bedrooms along with kitchenette inspire added versatility of the home. The second floor greets you with an impressive bonus room with large windows and soaring vaulted ceiling! This is a special space and is sure to be a family and favorite area for entertaining or just sitting back with your favorite book or movie! The large prime bedroom has an incredible 5 piece ensuite complete with large jetted soaker tub! Large window over looking the backyard space with breathtaking views of the greenbelt and pond complete with resident beaver! 2 more large bedrooms and full bathroom complete the second floor. Double attached heated garage has direct access to the home offering both security and convenience. Experience the ultimate blend of comfort and natural beauty in this exquisite home. Don't miss your chance to make it yours!