



**481 Walnut Crescent
Fort McMurray, Alberta**

MLS # A2144252



\$769,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,907 sq.ft.	Age:	2016 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Greenbelt, Landscaped, Underground Sprinklers, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Other	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas

Features: Bar, Breakfast Bar, Central Vacuum, Closet Organizers, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge, Induction Cooktop, Built in Oven, Microwave, Jenair Range Hood, Pot Filler, Dishwasher, Washer, Dryer, Central Vac and Existing Attachments, Radiant Heater in Garage, Garage door opener and remote, 20' Power Awning over back patio.

WOW WOW WOW. This should be enough to describe this absolutely amazing Show Home backing onto the GreenBelt. This home has been designed and maintained with elegance, convenience and comfort in mind. There are too many convenient and elegant upgrades and features to this home to explain in Detail. This home is a MUST SEE to be appreciated. Here are a few items the sellers really want to highlight: hot water on demand, water softener, two furnaces, separate entrance, additional washer and dryer hookup in the basement, built in sound system throughout the house and the patio, 20' power awning over the deck, 14' X 26' patio, in ground irrigation system front and back yards, custom epoxy garage flooring, comfort height toilets throughout, high end shower columns, air jet spa tub in ensuite, porcelin floor tiles. Sellers to provide Title Insurance, in Lieu of a Real Property Report. Call for your private viewing.