



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

457 Walnut Crescent
Fort McMurray, Alberta

MLS # A2249750



\$624,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Open Floorplan, Pantry, See Remarks		

Inclusions: Fridge, Stove, Dishwasher. Washer as is, Dryer, microwave. Basement: Fridge, Stove, Dishwasher. Washer as is. Dryer.

Backing Onto GREENSPACE | BRAND NEW WINDOWS | Double Attached Heated Garage | Exceptional Value! Welcome to 457 Walnut Crescent – a beautifully maintained 1,663 sq ft Modified Bi-Level featuring 5 bedrooms and 3 bathrooms, ideally situated in the quiet and established neighbourhood of Timberlea. Step into a spacious and inviting entryway, finished with ceramic tile flooring and a large closet for added convenience. The main level showcases a bright, open-concept living space with vaulted ceilings, hardwood floors, and large windows that allow natural light to pour in. The cozy living room, complete with a gas fireplace, offers the perfect place to unwind. The kitchen is designed for both function and style, featuring ceramic tile flooring, white quartz countertops, and ample cabinetry and counter space. There are two generous bedrooms that have carpet flooring, full 4-piece bathroom, and a dedicated main floor laundry area complete this level. Sitting privately above the 23' x 23'5" heated double garage, the roomy, bright, and spacious primary bedroom serves as a relaxing retreat! It boasts a large walk-in closet with built-in shelving and a luxurious 5-piece ensuite with dual sinks, quartz countertops, a jetted tub, and a stand-up shower. Additional updates on this home include new exterior doors! The fully developed basement offers a large, functional 2-bedroom legal suite featuring NEW vinyl plank flooring, an open-concept kitchen and living area, a 4-piece bathroom, separate laundry, and excellent flexibility for multi-generational living or potential rental income. Step outside to enjoy the beautifully landscaped backyard oasis, backing directly onto tranquil greenspace – perfect for relaxing summer evenings. This home offers incredible value in a desirable location – don't miss out. Call today to book your private tour!