

# \$519,900 - 549 Walnut Crescent, Fort McMurray

MLS® #A2209195

**\$519,900**

4 Bedroom, 3.00 Bathroom, 1,402 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Stunning 4-Bedroom Home with Fully Finished Basement & Heated Garage! Welcome to this beautifully maintained 4-bedroom, 3-bathroom home. Located in a desirable neighbourhood of Timberlea, this home features a heated attached garage and a fully finished basement with its own separate side entrance—ideal for added convenience or potential suite development. Spacious Main Floor: Hardwood floors flow throughout the open-concept living area, featuring a cozy gas fireplace—perfect for relaxing evenings. With an open-concept design, this home provides a spacious and inviting atmosphere, perfect for families and entertaining. The kitchen with ample cabinetry seamlessly connects to the dining and living areas. The master bedroom includes its own private ensuite, creating a peaceful getaway. Upstairs Laundry: No more hauling baskets up and down—this convenient feature makes life easier! Fully Finished Basement: A massive open Rec room, another gas fireplace, and a separate side entrance add incredible value and potential. Outdoor Perks: Enjoy a 12'™ x 14'™ oversized shed in the backyard, plus a great deck—perfect for entertaining! Don't miss out—call today to schedule your private viewing.

Built in 2009

## Essential Information

MLS® #

A2209195



Price	\$519,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,402
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	549 Walnut Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0N1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	71
Zoning	R1

### **Listing Details**

Listing Office	EXP REALTY
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