

# **\$859,900 - 120 Mountain Avens Crescent, Fort McMurray**

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MLS® #A2229709

**\$859,900**

4 Bedroom, 4.00 Bathroom, 2,160 sqft  
Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 120 Mountain Avens Crescent located in Timberlea backing onto the Green space & pond! This custom built fully developed executive family style 2 Storey home with Bonus Room is stunning! Lets start outside where you have mature landscaping on this pie shaped lot that features Firepit Gazebo area with lots of perennials running along the fence line and decks; that accents this beautiful view of the pond that also has mature tree growth out the back that aids in getting a lot more privacy! Out the back gate you are linked to an extensive trail system to enjoy those evening walks as well. While you enjoy the two tier deck that is partially covered you also have natural gas BBQ! Another great feature includes the shop/garage with power for all the toys & storage with an overhead door & additional storage behind. Inside you have large front foyer which is open to the whole main floor looking out to the beautiful view over the pond! This is a very well designed floor plan with main floor laundry/mudroom + massive kitchen with granite tops & corner pantry, upgraded appliances, Walnut hardwood floors; gas fireplace, 9ft ceilings is just a few of the great features of this home! The dinning nook is surrounded with large windows looking out to the west giving you those beautiful sunsets in the evening to enjoy inside or out on the deck! 2nd floor is where you will find the large bonus



room with gas fireplace & vaulted ceiling which makes for a great family room lounge or play room! You'll also find 3 bedrooms, 4 piece main bath & the Primary bedroom with walk-in closet & ensuite that features double walk-in shower stall with body spray system, his/her sinks and vanity with custom built storage & large jetted tub! Into the basement it just gets better with in-floor radiant heating, massive rec room/family room, 4th bedroom and 4 piece bathroom & storage. More features include: Central Vac, Central A/C , Oversized heated double attached garage with custom built in cabinets and shelving & welder plug 220v, hot/cold water in garage and drain, plug in in the eaves for Christmas lights, Boiler replaced 2 years ago, Double swings doors throughout and so much more to come and see in this property! This home in this condition & location is rare! Don't miss out!

Built in 2008

### **Essential Information**

MLS® #	A2229709
Price	\$859,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,160
Acres	0.14
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	120 Mountain Avens Crescent
Subdivision	Timberlea

City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0J5

### **Amenities**

Parking Spaces	5
Parking	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Heated Garage, Aggregate
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behind, Pie Shaped Lot, Lake
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	4
Zoning	R1

### **Listing Details**

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