

\$760,000 - 253 Walnut Crescent, Fort McMurray

MLS® #A2207907

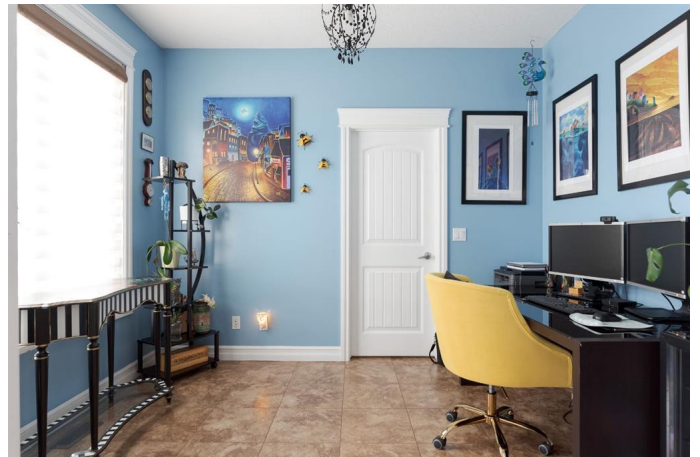
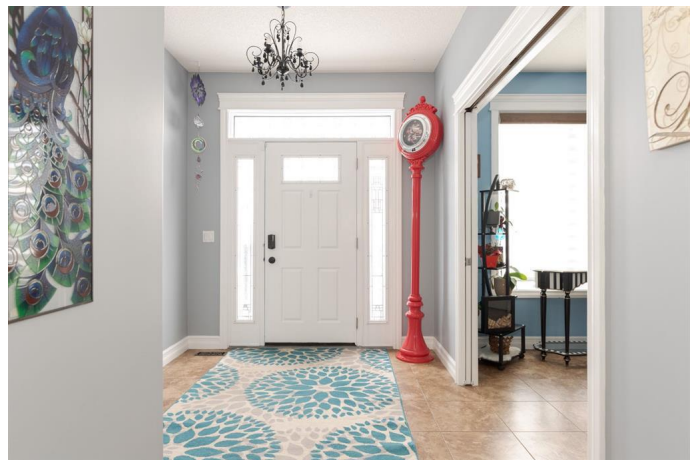
\$760,000

7 Bedroom, 5.00 Bathroom, 1,931 sqft
Residential on 0.22 Acres

Timberlea, Fort McMurray, Alberta

LISTED BELOW APPRAISED VALUE! RARE FIND! Welcome to 253 Walnut Crescent, a stunning raised BUNGALOW that combines luxury, functionality, and INCOME POTENTIAL. Situated on a spacious 9,719SF CORNER LOT with partial GREENSPACE VIEW, this meticulously designed home offers 1,930 SF above grade (3,772 SF of Total Living Space) and boasts a total of 7 BEDROOMS (including a 2 BEDROOM LEGAL SUITE), 5 BATHROOMS, and a DEN/OFFICE. The legal suite provides an excellent mortgage helper opportunity. Every detail of this property has been thoughtfully crafted to provide exceptional comfort and versatility.

The exterior is designed for maximum convenience and enjoyment, featuring a TRIPLE HEATED GARAGE with IN-FLOOR HEAT or forced air should you choose, garage cupboards, and a screen door. The expansive 6-VEHICLE DRIVEWAY includes RV/BOAT PARKING and a 30-amp plug, while an 11x20 SHOP WITH CONCRETE PAD provides additional storage and workspace. The maintenance-free front lawn ARTIFICIAL TURF ensures a perfect lawn year-round, complemented by two-tier decks, a GAZEBO, and HOT TUB for outdoor relaxation. Partial greenbelt views add to the property's appeal, offering a peaceful natural backdrop. Inside, the home boasts 9-foot ceilings on the main floor, vaulted ceilings, and oversized windows that create a bright and airy



atmosphere. The kitchen is a chef's dream, equipped with a raised dishwasher, built-in oven, countertop stove, granite island, corner pantry with custom lighting, and a garburator. The primary suite offers a walk-in closet and a luxurious ensuite featuring dual sinks, soaker tub and stand-up shower. The main floor also includes a den/office and a large mudroom with extra storage. Finishing off the main level with two additional bedrooms with built-in seating and storage, main floor laundry, and two more full bathrooms, including one conveniently located near the garage. This thoughtful design ensures there's no need to trek through the house after a day of enjoying outdoor activities or tinkering in the garage.

The basement is split into two sections, enhancing the home's functionality. One half features a 2-BEDROOM LEGAL SUITE with its own laundry and bathroom, providing excellent income potential. The other half is DEDICATED TO THE OWNER'S ENJOYMENT complete with a WET BAR, large PROJECTOR SCREEN with projector, and a wired speaker system, creating the ultimate home theatre experience. Rarely do homes like this come to the market where owners still have space to use in the basement. Completing the basement are two more bedrooms and bathroom.

Additional features include IN-FLOOR HEATING IN THE BASEMENT AND GARAGE, central AC, water softener, and hot water on demand.

With its prime location, income-generating suite, and endless amenities, 253 Walnut Crescent offers an unparalleled lifestyle in Timberlea. Don't miss your chance to call this incredible property home—schedule your private showing today!

Built in 2010

Essential Information

MLS® #	A2207907
Price	\$760,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	1,931
Acres	0.22
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	253 Walnut Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0N7

Amenities

Parking Spaces	9
Parking	220 Volt Wiring, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, RV Access/Parking, Triple Garage Attached, Additional Parking, Boat
# of Garages	3

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings, Oven-Built-In, Electric Cooktop
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Lighting, Other, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, See Remarks, Street Lighting, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	18
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.