

\$779,900 - 249 Walnut Crescent, Fort McMurray

MLS® #A2267696

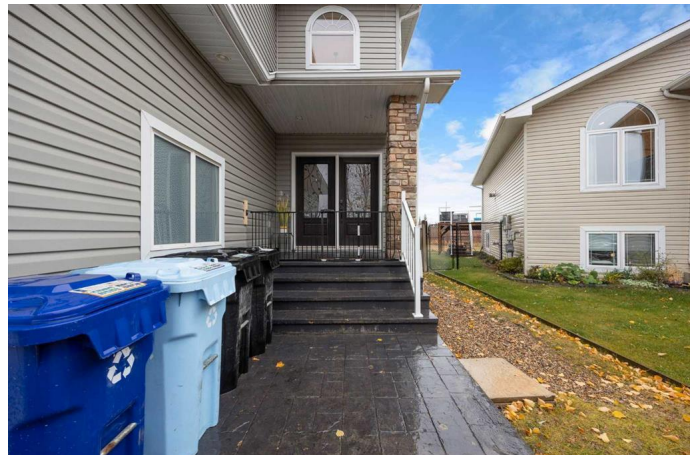
\$779,900

6 Bedroom, 4.00 Bathroom, 2,423 sqft

Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 249 Walnut Crescent! This spacious executive home backing onto a GREEN BELT features CENTRAL AIR, double attached IN-FLOOR HEATED GARAGE with epoxy floor, a 3+ car driveway with RV PARKING, a water softening system and a fully contained basement suite with SEPARATE ENTRY. As you walk into the home, you will be welcomed into a beautiful open concept living space with hardwood flooring and large windows that let in plenty of natural light. The living room has a fireplace and a gorgeous stone wall and the kitchen features tons of dark cabinetry, granite countertops, gas stove, 8 ft island with breakfast bar, pendant lighting, garburator and corner pantry. Also on the main floor is a bedroom that could be used as an office and a 3-piece bathroom. Upstairs you will find a sizeable primary with carpet flooring, walk-in-closet and a 5-piece remodeled ensuite with soaker tub, walk in glass shower and double vanity. On the second floor, there are two additional good size bedrooms each with walk-in-closet, a large bonus family room, a 4-piece bathroom and the laundry. In the basement is the 2 bedrooms illegal suite with 9 foot ceilings, in-floor heat, its own laundry and separate entry. The charming backyard is fully fenced with gate for direct access to the green belt, its has mature trees, 2 decks with view of the green space, a shed for extra storage, a fireplace and pergola perfect for cozy nights entertainment. Don't miss out on this GEM



and book your private showing today!

Built in 2011

Essential Information

MLS® #	A2267696
Price	\$779,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,423
Acres	0.13
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	249 Walnut Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0N7

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Heated Garage, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Lighting, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Behind, Private, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	21
Zoning	R1

Listing Details

Listing Office	KIC Realty
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