

# \$419,900 - 458 Walnut Crescent, Fort McMurray

MLS® #A2202913

**\$419,900**

6 Bedroom, 4.00 Bathroom, 1,564 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

This two-storey home in Timberlea on a partially fenced lot with back alley access and parking features 4 bedrooms upstairs and a separate entrance to a fully developed suite. Inside you will find a large, tiled porch with coat closet separate from the front living room that has beautiful dark hardwood flooring and tall front windows letting in gorgeous natural light. The open concept design leads you through to the kitchen with black granite countertops, an eat up island and plenty of cupboard space. There is a well sized dining nook that can comfortably accommodate any dining table situated beside the French doors that lead to the back yard with room for parking 2-3 vehicles or a potential garage. Upstairs you will find a laundry area, 4 bedrooms including one room with a walk through closet and an en-suite (not the room you think "so be sure not to miss it) and a 2nd full, 4-piece bathroom. The basement is fully developed with a separate entrance, kitchen, laundry, 2 bedrooms, and a 4 piece bath. Book a private viewing today!

Built in 2014

## Essential Information

MLS® #	A2202913
Price	\$419,900
Bedrooms	6
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,564
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	458 Walnut Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0M9

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street

### Interior

Interior Features	Kitchen Island, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	April 11th, 2025
-------------	------------------

Days on Market 8  
Zoning R1S

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.