

\$599,900 - 169 Fisher Crescent, Fort McMurray

MLS® #A2257374

\$599,900

6 Bedroom, 4.00 Bathroom, 1,900 sqft
Residential on 0.15 Acres

Timberlea, Fort McMurray, Alberta

This HUGE 6-BEDROOM Bi-Level home offers the perfect blend of SPACE, FUNCTIONALITY, and REVENUE POTENTIAL.

CURRENTLY GENERATING \$1,950 PM from the LOWER LEVEL, which features 3 bedrooms, a SEPARATE ENTRANCE, and its own LAUNDRY FACILITY—an excellent MORTGAGE HELPER or INVESTMENT OPPORTUNITY.

The UPPER LEVEL offers 3 bedrooms and 2 full bathrooms, including an ENSUITE with JACUZZI TUB, plus a ROOM FOR YOUR HOME BUSINESS / OFFICE. An ADDITION ON THE BACK provides extra versatility—ideal for a den, extra bedroom, or business space. and its own LAUNDRY FACILITY

Tucked away on a quiet CUL-DE-SAC and backing onto WALKING TRAILS, the MAIN LEVEL showcases ALL HARDWOOD FLOORING, a spacious kitchen with 9' ceilings, GRANITE COUNTERTOPS, abundant cabinetry with PANTRY, ALL STAINLESS STEEL appliances, and a bright dining nook that opens to the backyard. A cozy family room with a GAS FIREPLACE sits off the kitchen, while double French doors lead to a formal living room with vaulted ceilings and a second GAS FIREPLACE featuring a MARBLE surround.

The primary bedroom sits above the garage and includes a luxurious 5-PIECE ENSUITE with JACUZZI TUB with MARBLE flooring,



GRANITE COUNTERTOPS, and a large walk-in closet. Two additional bedrooms and another 4-PIECE full bath complete the upper level.

This home also features DUAL LAUNDRY, an attached DOUBLE GARAGE, and strong CURB APPEAL. Conveniently located steps from St. Martha's and Christina Gordon Schools, playgrounds, and bus stops, it offers both PRIVACY and CONVENIENCE.

This property truly combines 6 BEDROOMS, 4 FULL BATHS, SPACE, FUNCTIONALITY, REVENUE, and an unbeatable LOCATION in one of Timberlea's most desirable areas. A rare find for both families and investors—DON'T MISS OUT!

Built in 2006

Essential Information

MLS® #	A2257374
Price	\$599,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,900
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	169 Fisher Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0B8

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Block Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Multiple Driveways, RV Access/Parking
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, Pantry, See Remarks, Storage, Walk-In Closet(s), Chandelier, Vinyl Windows, Jetted Tub, Soaking Tub, Separate Entrance, Sump Pump(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Private Yard, Barbecue, Storage
Lot Description	Back Yard, Landscaped, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	56
Zoning	R1S

Listing Details

Listing Office	RE/MAX Connect
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