

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

MLS® #A2267696

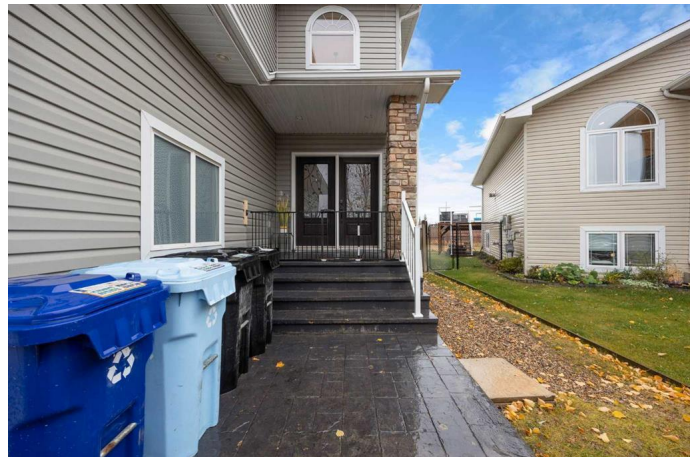
\$779,900

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, No Neighbours Behind, Private, Yard Lights, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	10
Zoning	R1

Listing Details

Listing Office	KIC Realty
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