



**349 Walnut Crescent
Fort McMurray, Alberta**

MLS # A2303134



\$675,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,690 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Greenbelt, Lawn, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance		

Inclusions: none

Step into this beautiful bilevel home featuring a spacious and welcoming entrance that sets the tone from the moment you arrive. The main level offers a bright open-concept layout with vaulted ceilings, seamlessly connecting the living room, kitchen, and dining area—perfect for both everyday living and entertaining. You’ll also find two generously sized bedrooms and a well-appointed 3-piece bathroom on this level. Upstairs, retreat to your private primary suite complete with a large bedroom, walk-in closet, and a full ensuite for added comfort and convenience. Enjoy outdoor living on the fantastic deck overlooking peaceful greenspace—no rear neighbors, just tranquility. The fully developed lower level features a separate entrance, a separate laundry area, two additional spacious bedrooms, a full bathroom, and a large recreation space complete with a kitchenette. Note: the lower level is an illegal suite. This home truly has it all—space, functionality, and location. Don’t miss your opportunity to view this incredible property—book your showing today!