



**377 Walnut Crescent
Fort McMurray, Alberta**

MLS # A2315620



\$679,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,829 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Lawn, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Smoking Home, Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All window coverings, A/C Unit, Garage heater, 3 T.v. mounts (Bonus room, Garage, living room), all attached garage shelving, shed,

TREE-LINE! FOUR BEDROOMS! DOUBLE ATTACHED HEATED GARAGE! Welcome to 377 Walnut Crescent — a fully developed, family-friendly home backing onto beautiful green space! Step inside to a spacious tiled foyer that sets the tone for the home's inviting layout. The main level features a warm and welcoming living area accented by a cozy gas fireplace, perfect for cooler evenings. The adjacent kitchen offers ample cabinet and counter space, complete with stainless steel appliances including a gas range, making it both functional and stylish. Just off the kitchen, you'll find a generously sized dining area with direct access to the back deck which has a gas hook up for bbq — ideal for entertaining or relaxing while overlooking your landscaped, fully fenced yard and the TREE LINE. Upstairs, you'll find three well-sized bedrooms, including the primary retreat featuring dual closets and a luxurious 4-piece ensuite complete with a corner jetted tub and separate stand-up shower. The bonus room is a standout feature, perfect for family movie nights or hosting guests. The fully developed basement adds even more living space with a fourth bedroom, a full bathroom featuring a custom tiled shower, a large rec room, and plenty of storage. Additional highlights include central air conditioning, hot water on demand for year-round comfort and efficiency. Recent replacements include Washer/Dryer 2024 Dishwasher 2025, Garage door opener 2025. This home truly checks all the boxes — space, upgrades, and a prime location backing onto nature. Don't miss your opportunity to call this one home and call now for your personal showing.