



GRASSROOTS
REALTY GROUP

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124 Crown Creek Lane
Fort McMurray, Alberta

MLS # A2319681



\$459,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,600 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Blinds, Shed, Central Air

Home Sweet Home! Centrally located in Timberlea you will love this home the minute you lay eyes on it. Walk up to the covered deck and step inside to the entrance leading to the front living room. Past the living room is the open concept kitchen, dining and family room. The kitchen boasts Quartz counter tops and stainless steel appliances, while the family room features a gas fire place. As an added bonus, the back entrance offers a boot room. Also located on this level is a 2 piece bathroom and laundry room. Upstairs are 3 bedrooms including the primary bedroom with 4 piece en-suite and walk-in closet. The main 4 piece bathroom is conveniently located outside bedrooms 2 and 3. The basement boasts a rec room, 4th bedroom and 2 piece bathroom. Outside is a beautiful and fully fenced yard with artificial grass (NO MOWING) and shed that backs on to the alley with an overhead door, so you can store your toys. Next to the shed is a parking space. This home had new flooring installed in 2024 and the house was freshly painted in 2025. As an added bonus, this home has central air