



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**189 Walnut Crescent
Fort McMurray, Alberta**

MLS # A2325402



\$495,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,544 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Wood Counters		

Inclusions: Fridge, Stove, dishwasher, microwave, washer, dryer, beverage fridge, central ac, blinds, garden boxes

Welcome to 189 Walnut Crescent, where modern updates, timeless finishes, and exceptional parking come together in one beautifully refreshed family home. Situated on a desirable lot that backs and sides an alleyway, this property offers incredible value that needs to be seen to be fully appreciated. The main floor has been extensively updated with stylish vinyl plank flooring (2025), freshly painted white walls and trim in Alabaster (Feature wall in Iron Ore), and a stunning renovated powder room completed in 2025. The inviting living room is anchored by a beautifully updated fireplace surround, creating the perfect space to relax or entertain. The heart of the home is the show-stopping kitchen, thoughtfully renovated with custom cabinetry by Aurora Cabinets (2025), warm butcher block countertops, shiplap backsplash, live-edge floating wood shelves, corner pantry, additional built-in pantry cabinetry, and an oversized island that offers plenty of prep space and casual seating. Appliances were replaced in 2025, including the fridge, stove, dishwasher, microwave, washer, dryer, and beverage cooler, allowing you to move in with confidence. Upstairs offers three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and private 4-piece ensuite. The secondary bedrooms have been refreshed with new blinds (2025), while the neutral finishes throughout create a bright, modern feel. The basement features a separate entrance and has already been partially developed with bedrooms framed and partially drywalled; ask your lender about a mortgage plus improvement loan to seize the opportunity to customize the space to suit your family's needs while adding future value. Outside, you'll love the fully fenced backyard complete with a large deck. The impressive double detached garage is complemented by one of this property's standout features, an

abundance of additional parking. There is ample space beside the garage and home for extra vehicles, RV parking, trailers, boats, ATVs, or recreational toys. Additional features include newly constructed garden boxes (2026) - perfect for growing your own vegetables or flowers(tomatoes, peas, peppers, etc already planted), CENTRAL AIR CONDITIONING for year-round comfort, and a hot water tank approximately five years old. If you've been searching for a move-in ready home with quality renovations, exceptional parking options, a functional layout, and room to continue adding your own finishing touches, 189 Walnut Crescent is one you won't want to miss.