



GRASSROOTS
REALTY GROUP

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**104 Walnut Crescent
Fort McMurray, Alberta**

MLS # A2326502



\$519,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,823 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Lawn, Low Maintenance Landscape, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Other, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, air conditioner

Fully renovated, seriously spacious(6 bedrooms) & absolutely NOTHING left for you to do. Homes like this are unicorns. Everyone says they want a move in ready home. Then they walk through listing after listing of tired paint & worn out carpet. Not here. This Timberlea two storey has been renovated top to bottom, & the difference hits you the second you open the door. Fresh paint throughout. Updated flooring in every room. NEW kitchen cabinets. Even the countertops are NEW. The work is done, the mess is gone & all that is left for you is the moving truck. Then there is the size. At 1822 SQFT, plus a fully developed basement, this home lives BIG. Six bedrooms & four bathrooms give a busy family real room to spread out, & nobody has to share if they do not want to. Space like this is hard to find at any price. The renovated kitchen is the showstopper. It is bright, modern & loaded with brand new cabinetry, with an island & breakfast bar where homework, after school snacks & Saturday morning pancakes all happen. Right off the kitchen, the dining room opens to the deck through a door framed by windows, so summer dinners outside take about four steps. The spacious living room features bay windows that pull in light all day long, giving the whole main floor a warm & open feel. Now for the part that makes parents weak in the knees: main floor laundry in its own separate room. No hauling baskets up & down stairs like some kind of cardio program you never signed up for. The powder room on this level is separate too, tucked away where guests can find it & kids cannot destroy it. Upstairs holds three bedrooms, including a primary bedroom that is a good size with a walk in closet that has its own window. Yes, a window. In the closet. Fancy. The 3PC ensuite gives parents a private escape, while the 4PC main bathroom keeps the school morning assembly line moving.

Head downstairs & the basement delivers three more bedrooms, a 3PC bathroom & a rec room ready for game nights, movie marathons or a teen cave where the volume can stay up late. Everyone finally gets a door of their own with three bedrooms. Outside, the front porch has room for seating, perfect for coffee while the kids ride bikes on the crescent. The two level back deck is partially fenced for privacy & the backyard is fully fenced on its 3691 SQFT lot, with one gate to the parking pad in back & a second gate to the front yard. Simple landscaping means weekends belong to you, not the lawn. Timberlea is an established family neighbourhood with mature trees & that settled, friendly feel newer areas cannot fake. Great schools, parks, shopping & transportation are all close by, so the daily shuffle stays short & sweet. The fridge, stove, dishwasher, microwave, window coverings, washer & dryer are all included. Renovated, roomy & ready right now. That combination does not sit on the market for long. Check out the detailed floor plans where you can see every sink & shower in the home,