



**193 Fisher Crescent
Fort McMurray, Alberta**

MLS # A2326506



\$635,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,734 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: GAZEBO WITH CONCRETE BOARDS COVER AND SCREEN, GARDEN SHED, SUM PUMP WITH BACK UP BATTERY, FLOATING SHELVES, 4 GARAGE REMOTES, 6 HOUSE KEYS, 2 GARAGE KEYS, 3 MAIL KEYS.

Welcome to 193 Fisher Crescent, a beautifully maintained two storey home offering modern updates, exceptional outdoor living, and a private setting backing onto a walking path in one of Timberlea's most desirable neighbourhoods. With an interlocking brick driveway offering parking for up to three vehicles or a camper, an attached double garage, and a backyard designed for entertaining, this home delivers both style and functionality. The stucco exterior creates timeless curb appeal, while the interlocking driveway leads to the attached double garage complete with overhead storage, central vacuum, and four garage door remotes. Inside, you'll find a bright open concept layout featuring tile flooring through the entry and kitchen, hardwood flooring in the living room, and a cozy natural gas fireplace accented by a modern feature wall that continues into the powder room. The kitchen was beautifully updated in 2021 with quartz countertops featuring a waterfall edge, professionally painted grey cabinetry, and matching quartz countertops carried throughout all four bathrooms for a cohesive, upscale finish. An island provides additional prep space and seating, while the main floor laundry room offers upper cabinetry, a laundry sink, and excellent storage. Recent appliance updates include a dishwasher and microwave replaced approximately five years ago, while the refrigerator received a new motor last year. Upstairs, the spacious primary bedroom easily accommodates a king sized bed and is filled with natural light. The ensuite features a long vanity with quartz countertops, a two person jetted tub, floating shelves, and a walk in closet. Two additional bedrooms and a full bathroom complete the upper level. The fully developed basement provides outstanding flexibility with two additional rooms that can be used as bedrooms, a home office, gym, or

family room. This level also includes a three piece bathroom, second laundry area, and generous storage. The basement was freshly painted approximately two years ago. Additional mechanical updates include a hot water tank replaced in 2018, a sump pump with battery backup, and a furnace that was inspected last year. Step outside to one of the home's standout features. The fully fenced backyard backs directly onto a walking path and has been thoughtfully designed with a composite deck, gazebo, stone walkways, built in fire pit, raised garden beds, mature perennial landscaping, and fruit producing apple and honey berry trees. A permitted 10 x 12 shed provides excellent storage and is large enough to accommodate a quad, while the oversized gate allows easy access to the yard for recreational vehicles to drive into. Combining tasteful updates, a functional family layout, incredible outdoor living, and a peaceful location backing onto green space, 193 Fisher Crescent is a wonderful opportunity to own a beautifully cared for home in Timberlea. Schedule your private showing today.