



**249 Fox Crescent**  
**Fort McMurray, Alberta**

**MLS # A2328097**



**\$579,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,245 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Garage heater

Welcome to this spacious 5-bedroom, 3-bathroom bungalow in the heart of Timberlea, perfectly situated on a generous 5,000 sq. ft. lot. With an oversized double driveway offering ample parking for vehicles, an RV, or a boat, this property is designed to accommodate both everyday living and all your recreational toys. The heated "man cave" garage is a standout feature, complete with custom feature walls and flooring that create the ultimate hangout space. Out back, you'll find an incredible oversized shed that's more comparable to a cabin or workshop, complete with a garage door for easy access and endless storage possibilities. Inside, this home offers exceptional space for the whole family with three separate living areas, including a massive basement recreation room that's perfect for movie nights, games, or entertaining. The bright white kitchen features updated cabinetry, stylish finishes, and an entire wall of pantry storage cabinets, while the convenient main floor laundry adds everyday functionality. The main level offers three bedrooms, including a spacious primary suite with its own 3-piece ensuite, plus an additional 4-piece bathroom. Downstairs you'll find two more bedrooms, another full 4-piece bathroom, and the expansive rec room that truly sets this home apart. The backyard is made for enjoying Alberta summers, featuring a unique two-tier deck with one level dedicated to sunbathing and the other designed for relaxing under the gazebo in the conversation area. There's still plenty of green space on both sides of the oversized shed, leaving room for a pool, swing set, dog run, or additional outdoor activities. A wide gate provides easy backyard access for quads, sleds, trailers, or other recreational equipment. As an added bonus, the neighbours are said to be fantastic! Recent updates include shingles (October 2025), hot water tank (approximately 2020),

updated kitchen flooring, backsplash, countertops, painted cabinetry, and light fixtures (2020), professionally painted main floor living room and hallway, professionally painted primary bedroom with updated light fixture (2023), freshly painted basement rec room (August 2024), refreshed basement bathroom with new vanity (2026), and beautifully constructed front steps and rear decks (2018). This move-in-ready home offers outstanding space, storage, and versatility both inside and out.