



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

124 Fox Crescent
Fort McMurray, Alberta

MLS # A2331114



\$475,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,441 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Standard Shaped Lot		

Heating:	Forced Air
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1S
Utilities:	-

Features: No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows

Inclusions: Garage Heater.

Welcome to 124 Fox Crescent: This move-in-ready home offers everything you need for comfortable home ownership, including four bedrooms, three full bathrooms, a main-floor office, a fully developed basement, and a heated double garage. Located just steps from schools, parks, and only minutes from Timberlea's many amenities, this home combines modern style with convenience and practicality. The exterior features a stylish grey-and-black colour scheme, complemented by a covered front step that enhances the curb appeal and sets the tone for what will be found inside. Step inside, and you're greeted by a versatile front office, perfect for a home business, cozy sitting area, or study space overlooking the front yard ready to accommodate your needs. The kitchen is both functional and beautiful, with white cabinetry, updated quartz countertops, stainless steel appliances, and a corner pantry for added storage. The peninsula offers a convenient spot for casual meals or extra prep space. Connected seamlessly to the dining area and living room, this open-concept design is ideal for family gatherings or entertaining friends. The living room's natural gas fireplace provides warmth and ambiance year-round. Completing the main floor is a two-piece bathroom and a convenient laundry room. Upstairs, you'll find three spacious bedrooms, including the primary suite with a walk-in closet and a four-piece ensuite. A second four-piece bathroom serves the other two bedrooms, making mornings a breeze for everyone. The fully developed basement offers even more living space, featuring a large fourth bedroom, another four-piece bathroom, and a family room with durable luxury vinyl plank flooring and energy-efficient LED lighting. Whether you need extra room for guests, a recreation area, or a private retreat, the basement delivers.

The heated double garage is ready to be transformed into your dream workshop, man cave, or additional storage space. Outside, the fully fenced backyard and spacious deck provide the perfect setting for summer BBQs, outdoor play, or simply relaxing in the warmer months.

With its modern finishes, thoughtful layout, and prime location, this beautiful home offers incredible value at a great price
—schedule your private tour today.