



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**265 Walnut Crescent
Fort McMurray, Alberta**

MLS # A2334378



\$599,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,483 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Sound		

Inclusions: Permanent holiday lighting (exterior), living room shelving, fridge in garage, security system, Sonos speaker system, three portable air conditioning units, 2x shelving racks in living room

Welcome to a home that has been meticulously maintained and thoughtfully updated, offering over 2,700 sq. ft. of beautifully finished living space in a family-friendly location backing directly onto the greenbelt and trail system. From the moment you arrive, you'll appreciate the exceptional curb appeal with professional landscaping, Quick Curb landscape edging, a front attached double garage, and front driveway. Inside, hardwood flooring flows throughout the main level, where a bright and inviting living and dining room is enhanced by timeless plantation shutters, creating the perfect space for both everyday living and entertaining. The updated kitchen is both stylish and functional, featuring two-toned cabinetry, granite countertops complemented by an oversized quartz eat-up island, built-in shelving, and matching plantation shutters that add both style and privacy. The oversized island offers additional storage and plenty of seating, making it the perfect gathering space for everyday living and entertaining. Enjoy direct access to the back deck and beautifully landscaped backyard overlooking the green space and trail system. The main floor offers a spacious primary bedroom complete with a walk-in closet, four-piece ensuite, and beautiful views of the green space. Both the primary and secondary main floor bedrooms feature top-down, bottom-up blinds, offering the perfect balance of privacy and natural light. A second bedroom and an additional four-piece bathroom complete the main level. Downstairs, the fully finished basement has been designed for both comfort and entertaining. The impressive rec room is set up like your own private theatre, complete with a Sonos sound system, while the bar area with bar fridge makes hosting movie nights effortless. You'll also find two additional bedrooms, a stunning fully renovated three-piece bathroom (2025),

and a beautifully designed laundry room (2022) featuring built-in shelving, folding counters, and natural light. Pride of ownership is evident throughout, with numerous updates completed in recent years, including kitchen updates (2022), basement flooring (2022), extensive front and rear landscaping (2024-2025), fresh interior paint completed throughout the past three years, and a new hot water tank (August 2026). Additional features include permanent exterior holiday lighting, a security system, the Sonos sound system, a fully fenced yard, and an unbeatable location backing directly onto green space with immediate access to the trail system. This is a move-in ready home where every detail has been carefully considered, offering the perfect combination of quality craftsmanship, thoughtful updates, and a location that's hard to beat.