



GRASSROOTS
REALTY GROUP

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**521 Walnut Crescent
Fort McMurray, Alberta**

MLS # A2335619



\$610,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,797 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Rectangular Lot, Standard Shaped Lot, Street L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	tv mount x2		

Welcome to 521 Walnut Crescent; Located on one of Timberlea's most desirable streets, this beautiful 5-bedroom, 3.5-bathroom two-storey is a fantastic family home with great curb appeal, plenty of space, and a location that's hard to beat. Step through the front door into a bright two-storey foyer with soaring ceilings and a striking staircase that opens to a central hallway connecting the bedrooms and main bathroom. The main floor features rich hardwood flooring, updated lighting, and a comfortable flow between the living spaces. Just inside the entry, the laundry room with sink and garage access is located alongside the convenient half bathroom, before opening into the kitchen and main living areas. The kitchen offers plenty of cabinet and counter space, a centre island with pendant lighting, and a walk-in pantry. The adjoining dining area overlooks the backyard and opens directly onto the back deck, perfect for outdoor entertaining. An archway and decorative pillar lead into the main living room, where a custom built-in with arched display niches surround the gas fireplace. Also on this level is a versatile bedroom that would work well as a home office, playroom, or guest room. Upstairs, two generously sized bedrooms share a large full bathroom with a tiled tub and shower combination. The primary suite has plenty of room for a king-sized bed and features an arched entry into the ensuite, complete with a corner jetted tub beneath its own window, separate glass-enclosed shower, and access to a large walk-in closet. The fully developed basement provides even more room for the family, with a spacious family room featuring recessed lighting, durable vinyl plank flooring, and plenty of natural light. There is room here for a home theatre, gym, play area, or whatever your family needs. A fifth bedroom provides a comfortable private space for guests or a home office,

while the 3-piece bathroom features a curved glass shower. Outside, the fully fenced backyard has plenty of grassy space to enjoy, along with a storage shed for outdoor gear. The covered deck is made for summer entertaining, with a pergola-style canopy, privacy curtains, and string lighting. Alley access beside the neighbouring property leads directly to the nearby trail system. An attached heated garage and additional off-street parking complete the property. A great home in a great neighbourhood, with the space, style, and layout families are looking for. Come see why this Timberlea property is one you won't want to miss. Schedule your private tour today!