



GRASSROOTS
REALTY GROUP

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**162 Maclaren Crescent
Fort McMurray, Alberta**

MLS # A2351291



\$650,000

Division:	Dickinsfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,593 sq.ft.	Age:	1981 (45 yrs old)
Beds:	8	Baths:	4
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaping		

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

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: SHED, BUILT IN BIKE RACK, PLANT IN ENTRY WAY, GARAGE BUILT IN SHELVES, SHED, CENTRAL A/C. BASEMENT-MICROWAVE, FRIDGE, DISHWASHER, WASHER AND DRYER

Welcome to 162 Maclaren Crescent, an impressive home offering 4,015.84 sq. ft. of total living space in one of Timberlea's most sought-after locations, backing directly onto the Birchwood Trails. Filled with character and designed for a growing or multigenerational family, this move-in-ready property features expansive living spaces, a flexible basement with a full kitchen, an attached double garage and breathtaking views of the surrounding tree line. A concrete driveway provides parking for two vehicles and leads to the attached double garage. Updated shingles and a long covered front step create a welcoming exterior, while the newly tiled entry makes a beautiful first impression. A sweeping curved staircase adds a sense of grandeur, complemented by updated interior doors, black hardware and white blinds throughout. Main-floor laundry is conveniently located just off the entry behind new barn doors, with a stacked washer and dryer replaced in 2021. The front living room features high ceilings, updated laminate flooring and new baseboards, along with an included projector and oversized screen for an incredible movie-night experience. At the back of the home, the kitchen and dining area are united beneath soaring ceilings and a skylight. The kitchen offers white cabinetry, laminate countertops, a pantry, added island and stainless steel appliances, including two built-in ovens and a five-burner gas cooktop. A grey shiplap feature wall, wood beam and electric fireplace bring warmth and character to the dining area. A screened porch extends directly from the kitchen and connects two outdoor decks, creating an exceptional space to enjoy the peaceful surroundings. The large yard is fully fenced with chain-link fencing to preserve the unobstructed views, while gates on both sides, a garden, included shed and direct access to the Birchwood Trails complete the

outdoor setting. Three refreshed bedrooms are found on the main level, each finished with updated flooring, paint, lighting, baseboards and trim. A four-piece Jack and Jill bathroom connects the two rear bedrooms and features two sinks, new mirrors, lighting and an updated toilet. Upstairs, the spacious primary bedroom is open to the vaulted ceiling and overlooks the green space. It shares a Jack and Jill ensuite with another vaulted bedroom featuring a large walk-in closet. An open loft overlooks the kitchen and entry below, creating a beautiful bonus room, office or library. An additional room at the end of the loft is currently used as a nail studio and offers further flexibility. The basement has a separate entrance shared with the garage and includes a full kitchen with an island, two bedrooms, a four-piece bathroom, living space and a second laundry area. Carpet and tile flooring provide practical finishes, while the connected layout makes this level ideal for extended family, older children or guests.