

# \$499,900 - 502 Walnut Crescent, Fort McMurray

MLS® #A2202804

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,770 sqft

Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

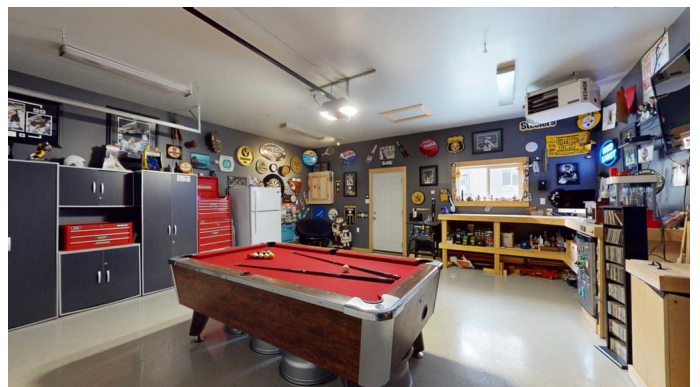
Stunning 2-Storey Home in Pristine Condition

â€“ 2010 Build with DOUBLE HEATED

DETACHED GARAGE and A/C!

Welcome to 502 WALNUT CRESCENT! This immaculate 3-bedroom, 2.5-bathroom home is perfectly situated with alley access located just steps from green-space and scenic trails. This home is a true gem, offering everything you need for comfortable, modern living. The bedrooms are very large. The primary boasts a bank of windows and a 4 piece ensuite bath complete with stand alone shower, soaker tub, and walk in closet. The 2 guest bedrooms have king and queen beds plus oversized furnishings that fit with ease. There is another 4 pc bathroom for guests in the upper hall. The sellers just painted the home through with a neutral soft welcoming colour scheme sure to fit everyoneâ€™s preferences.

The heart of the home is the chefâ€™s kitchen, complete with a spacious walk-in pantry, ideal for preparing gourmet meals. The open and inviting layout continues into the huge formal dining room, half bath with main floor laundry, and to the bright open living room complete with walls of windows, an expansive mudroom/boot room, making it easy to transition from the outdoors. The basement is wide open with perfectly appointed above grade windows and high ceilings to ensure you can have 2 large bedrooms and a good sized recreation room. This open canvas awaits all of your ideas. Step outside and enjoy the covered veranda with a charming front deck,



perfect for relaxing or entertaining guests. The backyard can be enjoyed along with the back deck.

Access to the detached garage can be accessed from the backyard or the alley. This impressive double garage is so clean you could eat off of the floors! It's a space that is more than just a place for your vehicles—it's the ultimate hangout area and a true extension of the home for games night, shooting pool or throwing darts. Oh, yes and the professionally installed heli-lights on the garage and home is perfect for all seasons:)

And one more time, don't forget about the amazing location—across from green-space , offering easy access to walking, atv, sledding and biking trails. This home truly has it all!  
Book a Viewing Today and See for Yourself

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2202804    |
| Price          | \$499,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,770       |
| Acres          | 0.09        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 502 Walnut Crescent |
| Subdivision | Timberlea           |

|             |               |
|-------------|---------------|
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9K0M9        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Laminate Counters |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer                                                                        |
| Heating           | Forced Air                                                                                                                               |
| Cooling           | Central Air                                                                                                                              |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                         |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Concrete, Mixed, Vinyl Siding                                    |
| Foundation        | Poured Concrete                                                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 38               |
| Zoning         | R1S              |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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