

# \$1,150,000 - 485 Walnut Crescent, Fort McMurray

MLS® #A2232926

**\$1,150,000**

6 Bedroom, 4.00 Bathroom, 3,015 sqft

Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

THE ULTIMATE DREAM HOME AWAITS YOU - Imagine pulling into your private, tree-lined driveway, the sunset casting a golden glow on this former Oil Barons Dream Home – this home is STUNNING! The Design is curated by the Melissa Hartigan Design Team, ready for you to simply pack your bags and move right in. Tucked against a lush greenbelt and boasting 4,293 square feet of exquisitely appointed living space, this residence is the epitome of luxury, elegance and seamless functionality at every turn. Step through the grand front doors into a soaring foyer, where rich hardwood floors and custom ceiling details set the tone for sophisticated gatherings. To your left lies a formal dining room, its dramatic trim and designer modern lighting inviting your closest friends to unforgettable dinner parties. Ahead, the chef’s dream kitchen awaits: a sprawling granite-topped island, floor-to-ceiling cabinetry, stainless steel appliances and a corner pantry, all bathed in natural light from expansive windows. The adjoining breakfast nook overlooks the serene backyard – a perfect stage for morning coffees or afternoon homework sessions. The main level unfolds effortlessly. French doors reveal a dedicated home office, finished in built-in millwork and warmed by pot lighting – ideal for remote work or creative pursuits. A full bathroom, thoughtfully placed off the hallway, serves both home and guests, while a stylish laundry room boasts custom cabinetry, a utility sink and



elegant tile floors. Glide up the sleek glass-railed staircase to find four spacious upstairs bedrooms. Your Primary bedroom suite is nothing short of an oasis: panoramic greenbelt views from your private balcony, a spa-inspired ensuite with dual vanities, a tile-surround soaking tub, a walk-in shower and an organizerâ€™s dream walk-in closet. A second 5-piece bathroom and a stunning bonus room â€“ a stone-accent gas fireplace and oversized windows â€“ complete this level, offering flexibility for movie nights, yoga practice, or childrenâ€™s play. The fully legal basement suite redefines mortgage help. With its own chef-worthy kitchen, open family room, two large bedrooms and a chic bathroom, this space promises rental income or multi-generational living without compromise. Every detail has been considered: a heated double-car garage, central air, built-in speaker system, nine-foot ceilings, pot lights, night lighting in staircase and designer features that elevate each room. Function blends with opulence here, delivering a home that feels effortless yet extraordinary. This is more than a house â€“ itâ€™s your dream come to life. Call today for your private tour and step into a world where luxury meets livability, and every corner tells a story of impeccable taste and timeless design. Pack your bagsâ€“your new life begins now.

Built in 2016

**Essential Information**

MLS® #	A2232926
Price	\$1,150,000
Bedrooms	6
Bathrooms	4.00

Full Baths	4
Square Footage	3,015
Acres	0.13
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	485 Walnut Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0M9

### Amenities

Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting
Appliances	See Remarks
Heating	Floor Furnace, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Great Room, Zero Clearance
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Balcony, Private Entrance
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Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	50
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX Connect
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