

\$594,900 - 449 Walnut Crescent, Fort McMurray

MLS® #A2243838

\$594,900

4 Bedroom, 3.00 Bathroom, 1,547 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Backing Onto GREENSPACE | 23' x 26'

Double Attached Heated Garage | Exceptional Value!

Welcome to 449 Walnut Crescent – a beautifully maintained 1,514 sq ft Modified Bi-Level featuring 4 bedrooms and 3 bathrooms, ideally situated in the quiet and established neighbourhood of Timberlea.

Step into a spacious and inviting entryway, finished with ceramic tile flooring and a large closet for added convenience. The main level showcases a bright, open-concept living space with vaulted ceilings, hardwood floors, and large windows that allow natural light to pour in. The cozy living room, complete with a gas fireplace, offers the perfect place to unwind.

The kitchen is designed for both function and style, featuring ceramic tile flooring, laminate countertops, and ample cabinetry and counter space. Two generous bedrooms, a full 4-piece bathroom, and a dedicated main floor laundry area complete this level.

New vinyl plank flooring has been recently installed in both bedrooms and along the stairwell leading to the upper level. Sitting privately above the 23' x 26' heated double garage, the roomy, bright, and spacious primary bedroom serves as a relaxing retreat. It boasts a large walk-in closet with built-in shelving and a luxurious 5-piece ensuite with



dual sinks, a jetted tub, and a stand-up shower.

The fully developed basement offers a large, functional 1-bedroom non-conforming suite featuring laminate flooring, an open-concept kitchen and living area, a 4-piece bathroom, separate laundry, and excellent flexibility for multi-generational living or potential rental income.

Step outside to enjoy the beautifully landscaped backyard oasis, backing directly onto tranquil greenspace – perfect for relaxing summer evenings.

This home offers incredible value in a desirable location – don't miss out. Call today to book your private tour!

Built in 2011

Essential Information

MLS® #	A2243838
Price	\$594,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,547
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	449 Walnut Crescent
Subdivision	Timberlea
City	Fort McMurray

County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0W3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Open Floorplan, Pantry, See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other, Private Entrance
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	53
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.