

# \$624,900 - 457 Walnut Crescent, Fort McMurray

MLS® #A2249750

**\$624,900**

5 Bedroom, 3.00 Bathroom, 1,663 sqft  
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Backing Onto GREENSPACE | BRAND NEW  
WINDOWS | Double Attached Heated Garage  
| Exceptional Value!

Welcome to 457 Walnut Crescent â€” a beautifully maintained 1,663 sq ft Modified Bi-Level featuring 5 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, white quartz countertops, and ample cabinetry and counter space. There are two generous bedrooms that have carpet flooring, full 4-piece bathroom, and a dedicated main floor laundry area complete this level.

Sitting privately above the 23' x 23'5" 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, quartz countertops, a jetted tub, and a stand-up shower.



The fully developed basement offers a large, functional 2-bedroom legal suite featuring NEW vinyl plank 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® #	A2249750
Price	\$624,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,663
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	457 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	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

## Exterior

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

## Additional Information

Date Listed	August 18th, 2025
Days on Market	1
Zoning	R1

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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