# \$479,900 - 101 Mcdougall Crescent, Fort McMurray

MLS® #A2253358

## \$479,900

4 Bedroom, 2.00 Bathroom, 1,034 sqft Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 101 McDougall Crescent!

This updated and well-maintained four-bedroom bi-level home sits on a spacious corner lot with a fully fenced yard and features a 31' x 23' heated mechanics dream garage with 220v service.

Step inside to a bright, inviting foyer with plenty of space for coats and shoes. Upstairs, the open-concept main floor offers a vibrant and airy layout. The kitchen is designed to impress with stainless steel appliances, a butcher-block island, and a crisp subway tile backsplash. The adjoining living and dining areas create the perfect space for family time or entertaining guests.

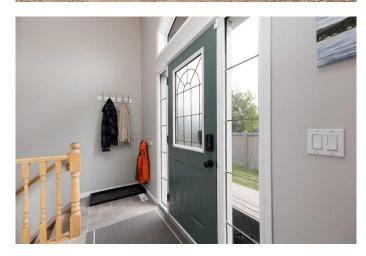
Down the hall, you'II find a beautifully updated full bathroom, the spacious primary suite with a walk-in closet, and a second bedroom. The lower level adds even more living space with two generous bedrooms, a 3-piece bathroom with a stand-up shower, a cozy rec room, laundry, and extra storage. Enjoy summer evenings in the backyard with a deck, gazebo, and plenty of space for kids or pets to play. And the garage? Fully drywalled, radiant heated, oversized, and built for projects, storage, or toys.

This home offers incredible value with room for the whole family plus an amazing garage setup. Don't waitâ€"book your private showing today!

Notable updates include: Roof 2024 with 50 year transferable warranty, Hot Water Tank







2019 (50gallon), Furnace 2022 (60k BTU), A/C Unit 2022, Laundry Pair 2023, Fridge 2018, Dishwasher 2023.

#### Built in 2003

## **Essential Information**

MLS® # A2253358 Price \$479,900

Bedrooms 4

Bathrooms 2.00 Full Baths 2

Square Footage 1,034 Acres 0.12

Year Built 2003

Type Residential Sub-Type Detached

Style Bi-Level

Status Active

# **Community Information**

Address 101 Mcdougall Crescent

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 2K4

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached, Paved, RV Access/Parking, Concrete

Driveway, Garage Faces Rear, See Remarks

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Smoking Home, See Remarks, Storage, Walk-In

Closet(s), Laminate Counters

Appliances See Remarks

Heating Central

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Corner Lot, See Remarks

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

### **Additional Information**

Date Listed September 4th, 2025

Days on Market 1

Zoning R1S

# **Listing Details**

Listing Office EXP REALTY

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