

\$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'll 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 wait! 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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