# \$599,900 - 169 Fisher Crescent, Fort McMurray

MLS® #A2257374

## \$599,900

6 Bedroom, 4.00 Bathroom, 1,900 sqft Residential on 0.15 Acres

Timberlea, Fort McMurray, Alberta

This HUGE 6-BEDROOM Bi-Level home offers the perfect blend of SPACE, FUNCTIONALITY, and REVENUE POTENTIAL.

CURRENTLY GENERATING \$1,950 PM from the LOWER LEVEL, which features 3 bedrooms, a SEPARATE ENTRANCE, and its own LAUNDRY FACILITYâ€"an excellent MORTGAGE HELPER or INVESTMENT OPPORTUNITY.

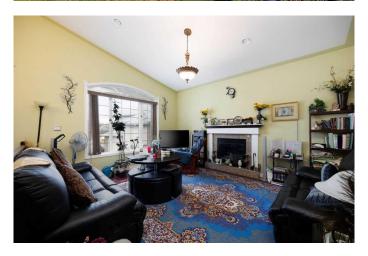
The UPPER LEVEL offers 3 bedrooms and 2 full bathrooms, including an ENSUITE with JACUZZI TUB, plus a ROOM FOR YOUR HOME BUSINESS / OFFICE. An ADDITION ON THE BACK provides extra versatilityâ€"ideal for a den, extra bedroom, or business space. and its own LAUNDRY FACILITY

Tucked away on a quiet CUL-DE-SAC and backing onto WALKING TRAILS, the MAIN LEVEL showcases ALL HARDWOOD FLOORING, a spacious kitchen with 9' ceilings, GRANITE COUNTERTOPS, abundant cabinetry with PANTRY, ALL STAINLESS STEEL appliances, and a bright dining nook that opens to the backyard. A cozy family room with a GAS FIREPLACE sits off the kitchen, while double French doors lead to a formal living room with vaulted ceilings and a second GAS FIREPLACE featuring a MARBLE surround.

The primary bedroom sits above the garage and includes a luxurious 5-PIECE ENSUITE with JACUZZI TUB with MARBLE flooring,







GRANITE COUNTERTOPS, and a large walk-in closet. Two additional bedrooms and another 4-PIECE full bath complete the upper level.

This home also features DUAL LAUNDRY, an attached DOUBLE GARAGE, and strong CURB APPEAL. Conveniently located steps from St. Martha's and Christina Gordon Schools, playgrounds, and bus stops, it offers both PRIVACY and CONVENIENCE.

This property truly combines 6 BEDROOMS, 4 FULL BATHS, SPACE, FUNCTIONALITY, REVENUE, and an unbeatable LOCATION in one of Timberlea's most desirable areas. A rare find for both families and investors—DON'T MISS OUT!

Built in 2006

### **Essential Information**

MLS® # A2257374 Price \$599,900

Bedrooms 6
Bathrooms 4.00

Full Baths 4

Full Baths 4

Square Footage 1,900 Acres 0.15 Year Built 2006

Type Residential Sub-Type Detached

Style Modified Bi-Level

Status Active

## **Community Information**

Address 169 Fisher Crescent

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0B8

#### **Amenities**

Parking Spaces

6

Parking Double Garage Attached, Block Driveway, Driveway, Front Drive,

Garage Door Opener, Garage Faces Front, Insulated, Multiple

Driveways, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Closet Organizers, Granite Counters, Kitchen Island, Pantry, See

Remarks, Storage, Walk-In Closet(s), Chandelier, Vinyl Windows, Jetted

Tub, Soaking Tub, Separate Entrance, Sump Pump(s)

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer, Central Air Conditioner

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

#### **Exterior**

Exterior Features Private Yard, Barbecue, Storage

Lot Description Back Yard, Landscaped, Cul-De-Sac, Pie Shaped Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed September 15th, 2025

Days on Market 46

Zoning R1S

## **Listing Details**

Listing Office RE/MAX Connect

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