# \$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

SPACIOUS! REVENUE! LOCATION! This 6-bedroom, 4-bathroom modified bi-level is the perfect fit for families or investors. Tucked away on a quiet cul-de-sac and backing onto the walking trail, this home offers both privacy and convenience. Just steps from St.

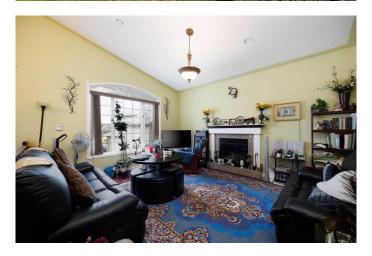
Martha's and Christina Gordon Schools, playgrounds, and bus stops, it's an unbeatable location for families. CURRENTLY GENERATING \$1950/- PM. from the LOWER LEVEL one bedroom + a 2 bedroom suite with SEPARATE ENTRANCE.

The UPPER LEVEL has 3 bedrooms and 2 full bathrooms including ensuite, + a ROOM FOR YOUR HOME BUSINESS/OFFICE with SEPARATE ENTRANCE. This house showcases ALL HARDWOOD FLOOR, a large kitchen with 9' ceilings, ALL GRANITE countertops, abundant cabinetry with pantry, ALL STAINLESS STEEL appliances, and a bright dining nook that opens to a large backyard. A cozy family room with gas fireplace sits off the kitchen, while double French doors open to a formal living room featuring vaulted ceilings, and a second gas fireplace with MARBLE surround.

The spacious primary bedroom sits above the garage and includes a luxurious 5-piece ENSUITE with MARBLE flooring, GRANITE COUNTERTOPS, and a large walk-in closet. Two additional bedrooms and another 4







PIECE full bath complete the upper level.

Tucked away on a quiet CUL-DE-SAC and backing onto the WALKING TRAILS, this home offers both privacy and convenience.

Just steps from St. Martha's and Christina Gordon Schools, playgrounds, and bus stops,.

This home combines SPACE, FUNCTIONALITY, REVENUE and it's an unbeatable LOCATION for families, in one of Timberlea's most desirable area. Don't miss outâ€"book your showing today!

Built in 2006

### **Essential Information**

MLS® # A2257374 Price \$599,900

Bedrooms 6

Bathrooms 4.00

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, Driveway, Front Drive, Garage Door Opener,

Garage Faces Front, Insulated, RV Access/Parking, Block Driveway,

Multiple Driveways

# of Garages 2

#### Interior

Interior Features Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Pantry,

See Remarks, Separate Entrance, Soaking Tub, Storage, Sump

Pump(s), Vinyl Windows, Walk-In Closet(s), Chandelier

Appliances Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan,

Refrigerator, Stove(s), Washer

Heating Forced Air
Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Barbecue, Private Yard, Storage

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

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 15th, 2025

Zoning R1S

## **Listing Details**

Listing Office RE/MAX Connect

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