

# \$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 out"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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