

# \$419,900 - 458 Walnut Crescent, Fort McMurray

MLS® #A2262297

**\$419,900**

6 Bedroom, 4.00 Bathroom, 1,564 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

This two-storey home in Timberlea on a partially fenced lot with back alley access and parking features 4 bedrooms upstairs and a separate entrance to a fully developed suite. Inside you will find a large, tiled porch with coat closet separate from the front living room that has beautiful dark hardwood flooring and tall front windows letting in gorgeous natural light. The open concept design leads you through to the kitchen with black granite countertops, an eat up island and plenty of cupboard space. There is a well sized dining nook that can comfortably accommodate any dining table situated beside the French doors that lead to the back yard with room for parking 2-3 vehicles or a potential garage. Upstairs you will find a laundry area, 4 bedrooms including one room with a walk through closet and an en-suite (not the room you think "so be sure not to miss it) and a 2nd full, 4-piece bathroom. The basement is fully developed with a separate entrance, kitchen, laundry, 2 bedrooms, and a 4 piece bath.

Built in 2014

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2262297  |
| Price     | \$419,900 |
| Bedrooms  | 6         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,564       |
| Acres          | 0.07        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 458 Walnut Crescent |
| Subdivision | Timberlea           |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K 0M9             |

### **Amenities**

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 2                        |
| Parking        | Alley Access, Off Street |

### **Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Kitchen Island, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | None                                                                |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full, Exterior Entry, Suite                               |

### **Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Mixed                      |
| Foundation        | Poured Concrete            |

### **Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | October 2nd, 2025 |
|-------------|-------------------|

Days on Market7

ZoningR1S

Listing Details

Listing OfficeCOLDWELL BANKER UNITED



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