# \$499,000 - 137 Fox Crescent, Fort McMurray

MLS® #A2202099

## \$499,000

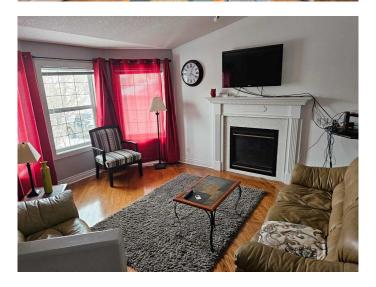
5 Bedroom, 4.00 Bathroom, 1,239 sqft Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to this exceptional 5-bedroom residence nestled in the heart of Timberlea. The main floor welcomes you with an abundance of natural light, featuring a front family room with a cozy fireplace and views of the front yard to watch the kids play. The kitchen, upgraded with granite countertops and stainless steel appliances, offers functionality and plenty of cupboard space. Adjacent, the dining area leads to a private fenced backyard and deck, perfect for entertaining with no backing neighbor's. The main floor is complete with a primary bedroom featuring a walk-in closet and full ensuite, along with two additional bedrooms and a full bathroom for a growing family's needs. With its own laundry and garage access, convenience is paramount. The basement has a separate entrance and additional living space, including two spacious bedrooms, two full bathrooms, a full kitchen, and a generous rec room, all bathed by ample natural light through large above-ground windows. This space also has a gas fireplace to enjoy during cold winter months. The basement also features its own separate laundry facilities. The home is equipped with two furnaces enabling each floor to control their own heat. Whether you seek a rental property or a family home with a mortgage helper, this residence has it all. Renovations include fresh paint, air conditioning, renovated bathrooms and new shingles with upgraded insulation in 2016. Don't miss your chance to make it your own.







This home offers a blend of comfort, convenience, and income potential, making it the perfect choice for families and investors alike. Nestled amidst walking trails and conveniently close to schools, parks, and shopping, this bilevel is an ideal choice for families and savvy investors alike. A front attached double garage and ample driveway space means parking will never be a concern.

#### Built in 2006

#### **Essential Information**

MLS® # A2202099 Price \$499,000

Bedrooms 5

Bathrooms 4.00

Full Baths 4

Square Footage 1,239

Acres 0.11

Year Built 2006

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

## **Community Information**

Address 137 Fox Crescent

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0C2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Insulated, Paved

# of Garages 2

### Interior

Interior Features Closet Organizers, Separate Entrance

Appliances Central Air Conditioner

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

#### **Exterior**

Exterior Features Private Yard

Lot Description Front Yard, Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed March 14th, 2025

Days on Market 65

Zoning R1S

## **Listing Details**

Listing Office COLDWELL BANKER UNITED

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