

**209 Walnut Crescent
Fort McMurray, Alberta**

MLS # A2270801



\$590,000

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|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| Division: | Timberlea | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,988 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, City Lot, Front Yard, Greenbelt, Landscaped, No Neighbours Behi | | |

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|--------------------|---------------------------------------------------------------------------------------------------|-------------------|----|
| Heating: | Fireplace(s), Floor Furnace, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Granite Counters, Jetted Tub, Pantry, Storage, Sump Pump(s), Walk-In Closet(s) | | |

Inclusions: "as is, where is"

Welcome Home! Backing on to green space, this 2 story home features a DOUBLE HEATED GARAGE with a DOUBLE FRONT DRIVE WAY! Inside, you will find a large entrance with a coat closet. The main floor features a spacious eat-in kitchen with GRANITE COUNTER TOPS and large WALK-IN PANTRY! The bright living room offers hardwood flooring and a gas fire place. Also located on this level is the 2 piece bathroom and a large laundry room with built in cabinets. Upstairs you will find a spacious primary bedroom with an oversized WALK-IN CLOSET and 4 piece EN-SUITE featuring a corner JETTED TUB and separate shower. Down the hall are two more good sized bedrooms, one with a walk-in closet and a 4 piece bathroom. The basement is waiting for you to complete your dream space! The backyard is fully fenced with an amazing view backing on to green space. Property is sold "as is, where is".