

**250 Fox Crescent  
Fort McMurray, Alberta**

**MLS # A2281093**



**\$459,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,432 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Separate Entrance		
<b>Inclusions:</b>	garage heater		

Welcome to 250 Fox Crescent. This well-maintained 4 bedroom, 2.5 bathroom two-storey home is in a prime Timberlea location, close to schools, shopping, transit, and all major amenities. This home features updated flooring and fresh paint throughout, along with central air conditioning, ensuring year-round comfort. The kitchen offers ample countertop and cupboard space, a walk-in pantry, and flows nicely into the dining area, which opens onto a sunroom—perfect for enjoying natural light year-round. The main floor is complete with a gas fireplace, loads of windows throughout, and a separate entrance. Upstairs you'll find a spacious primary bedroom with a large walk-in closet, two additional bedrooms, and a 4-piece bathroom completing the upper level. The fully finished basement includes a large rec room, a generous fourth bedroom, and a 4-piece bathroom. There is also room for an additional laundry setup in the mechanical room, which currently includes a washer and dryer. Outside, enjoy a decked-out backyard featuring a stone feature patio designed for a future fire pit, perfect for entertaining. The existing gazebo stays, adding both charm and functionality to the outdoor space. Additional highlights include a hot water tank replaced in 2016, alley access, and a double heated detached garage—perfect for Fort McMurray winters. A fantastic family home with flexibility, space, and location—don't miss this Timberlea opportunity.