

# \$509,000 - 137 Fox Crescent, Fort McMurray

MLS® #A2202099

**\$509,000**

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. 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. 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 neighbours. 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.

Built in 2006

### **Essential Information**

MLS® #	A2202099
Price	\$509,000
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, Heated Garage, 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	Exterior Entry, Finished, Full, 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	38
Zoning	R1S

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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