

# \$484,900 - 486 Walnut Crescent, Fort McMurray

MLS® #A2217215

## \$484,900

5 Bedroom, 4.00 Bathroom, 1,559 sqft  
Residential on 0.08 Acres

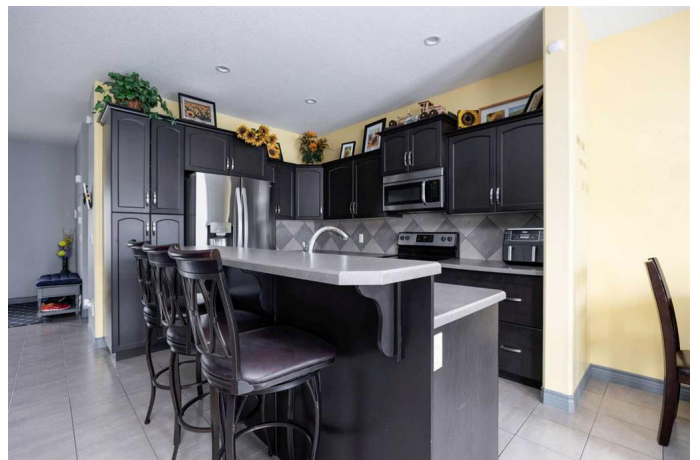
Timberlea, Fort McMurray, Alberta

Welcome to 486 Walnut Crescent – a warm and welcoming home tucked into the heart of Timberlea, where comfort, charm, and functionality meet. With 5 bedrooms, 3.5 bathrooms, and a detached heated garage, this beautifully maintained property offers the perfect blend of space and flexibility for families of all sizes.

Step through the front door and you'll be greeted by a bright and inviting main level. Freshly painted in 2025 and immaculately kept throughout. The living room has carpet flooring and a large picture window, creating a cozy atmosphere to relax and unwind. The adjoining dining room leads directly to a multi-tiered deck and low-maintenance backyard, making it a fantastic spot for hosting summer barbecues or enjoying peaceful evenings outdoors.

The kitchen is designed with both style and practicality in mind, featuring rich espresso cabinetry, tile flooring, and stainless steel appliances (including a newer fridge replaced in 2023). Nearby, the main floor laundry room adds convenience to your daily routine and includes a newer washer and dryer (replaced in 2023), lastly, there's a well-appointed 2-piece powder room for guests.

Upstairs, the home continues to impress with three generously sized bedrooms and two full bathrooms, including a spacious primary suite complete with a walk-in closet and a private 3-piece ensuite – your private retreat at the end of the day.



Downstairs, the fully developed basement offers incredible versatility. With its separate entrance, second laundry area, wet bar/kitchenette, and a full 4-piece bathroom, it's a perfect space for extended family, a live-in nanny, or mortgage helper setup. The two large bedrooms—one featuring a walk-in closet—make this lower level feel like its own private suite, while still offering seamless integration with the rest of the home.

Outside, this home has seen many updates that enhance both curb appeal and efficiency. In 2016, the shingles, siding, insulation, front windows, front door, and rear deck were all replaced—meaning peace of mind for years to come. And for those who need a functional workspace, the 24'1" x 24'1" detached garage has radiant heat and a projection screen, making it ideal for year-round projects, storage, a space to hang out, or keeping your vehicles cozy in winter. You'll also enjoy the added benefits of hot water on demand and central air conditioning for seasonal comfort.

Located in a quiet, family-friendly crescent just minutes from schools, parks, trails, transit, restaurants, and all other major amenities, 486 Walnut Crescent offers space to grow, room to gather, and options for extended family or extra income—all in one of Fort McMurray's most desirable neighbourhoods.

Schedule your private tour today and see why this home might just be the perfect fit for your next move.

Built in 2013

### **Essential Information**

MLS® #	A2217215
Price	\$484,900
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,559
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	486 Walnut Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0M9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street, Heated Garage
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Breakfast Bar, Closet Organizers, Storage, Tankless Hot Water, Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite, Exterior Entry

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Landscaped, Interior Lot, Lawn, See Remarks
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	110
Zoning	R1S

**Listing Details**

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.