

# \$660,000 - 333 Walnut Crescent, Fort McMurray

MLS® #A2225530

**\$660,000**

5 Bedroom, 3.00 Bathroom, 1,710 sqft

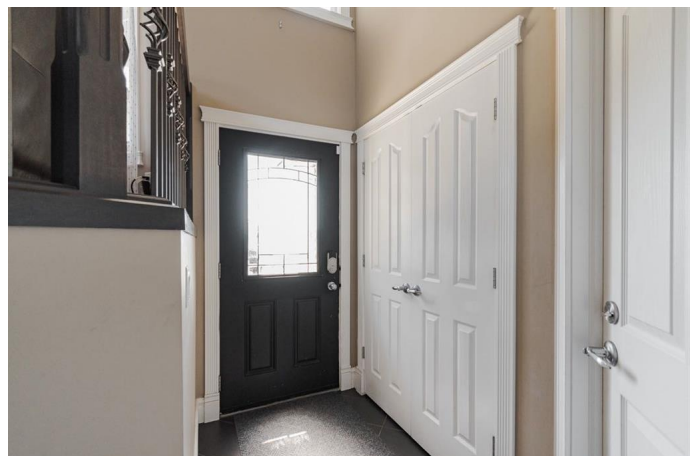
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 333 Walnut Crescent: Offered by the original owners, this stunning Qualico-built modified bi-level sits perfectly positioned on the greenbelt, directly across from parks and backing onto green spaceâ€”offering both serenity and convenience in one of the most sought-after locations in town. Featuring soaring ceilings, a show-stopping kitchen, five bedrooms including a two-bedroom legal suite, and an oversized 24x23 attached garage, this meticulously maintained home offers exceptional value.

An exposed aggregate triple car driveway leads to the oversized heated double garage, fully finished and painted, ready for use as a workshop or additional storage. Step inside to a bright tiled entryway that guides you up to the main floor. Here, rich hardwood floors span the living room, where a gas fireplace creates a cozy and inviting atmosphere.

The kitchen is a true standout with gorgeous wood cabinetry, striking black granite countertops, dark hardware, and under-cabinet lighting to highlight the beautiful tile backsplash. Stainless steel appliancesâ€”including a brand new stove (2025) and updated dishwasher (2023)â€”complete the space. The adjacent dining area offers plenty of room for gatherings or step onto the large back deck to enjoy meals overlooking the tranquil greenbelt, pond, and tree lineâ€”an idyllic natural backdrop filled with the peaceful sounds of birds and nature.



The main level hosts two generously sized bedrooms and a well-appointed four-piece bathroom, with a convenient laundry closet just steps away. A half-flight of stairs leads to the private primary retreat, tucked away above the garage. This spacious suite features a large walk-in closet and a five-piece ensuite with a jetted soaker tub, dual-sink vanity, and plenty of room to unwind.

Downstairs, the professionally developed legal suite offers incredible income potential or flexibility for multi-generational living. With high ceilings, an open layout, full kitchen, and two spacious bedrooms with brand new carpet (2025), itâ€™s both comfortable and inviting. A four-piece bathroom, separate laundry, and ample storage space complete the lower level, which also houses dual furnaces and central A/C for added comfort and efficiency. Immaculate, thoughtfully upgraded, and perfectly locatedâ€”this is a rare opportunity to own a greenbelt property in pristine condition. Schedule your private tour today.

Built in 2014

**Essential Information**

MLS® #	A2225530
Price	\$660,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,710
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	333 Walnut Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0T2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, Kitchen Island, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	22
Zoning	R1

### **Listing Details**

Listing Office	The Agency North Central Alberta
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