

\$299,900 - 161 Card Crescent, Fort McMurray

MLS® #A2240236

\$299,900

3 Bedroom, 2.00 Bathroom, 1,268 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

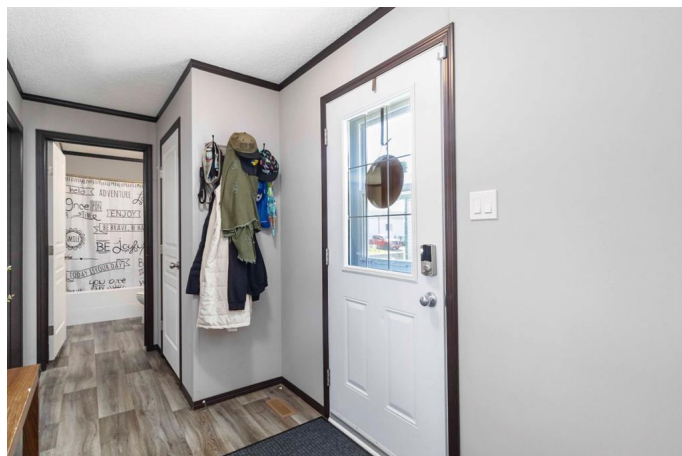
Welcome home to 161 Card Crescent: a beautifully maintained, turn-key home nestled in the heart of Timberlea. This 2018, 3-bedroom, 2-bathroom property boasts modern finishes, stylish upgrades, and an inviting layout that caters to both comfort and functionality.

From the moment you arrive, the home makes a great first impression with its aesthetically appealing front exterior, paved double driveway, and double insulated front and back doors. Step inside to a bright and airy open-concept living space, enhanced by vaulted ceilings, oversized windows, and a sleek, modern kitchen featuring white cabinetry, stainless steel appliances, corner pantry, over-the-range microwave, and a spacious dining area that flows effortlessly into the cozy living room, ideal for entertaining or quiet nights in.

The oversized primary suite is tucked away at the rear of the home, offering a tranquil retreat with a large walk-in closet and a luxurious 4-piece ensuite complete with a stand-up shower, relaxing oval soaker tub, and a generous vanity. Two additional bedrooms and a second full bathroom are located on the opposite end of the home, perfect for guests, family, or a home office setup.

Other highlights include central A/C, a fully fenced private yard ideal for outdoor gatherings, and a 12x16 shed with a roll-up door for added storage.

Location is key, just a 1 minute walk to



Syncrude Athletic Park, where you'll find a waterpark, skateboard park, baseball diamonds, soccer fields, and a playground, making this the perfect spot for active families. If you're looking for a clean, stylish, and affordable home in one of Fort McMurray's most convenient areas, 161 Card Crescent checks all the boxes. Book your private tour today!

Built in 2018

Essential Information

MLS® #	A2240236
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,268
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	161 Card Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2H6

Amenities

Amenities	Park, Playground, Trash
Parking Spaces	2
Parking	Stall

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	RMH

Listing Details

Listing Office	COLDWELL BANKER UNITED
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