

\$589,900 - 176 Mountain Avens Crescent, Fort McMurray

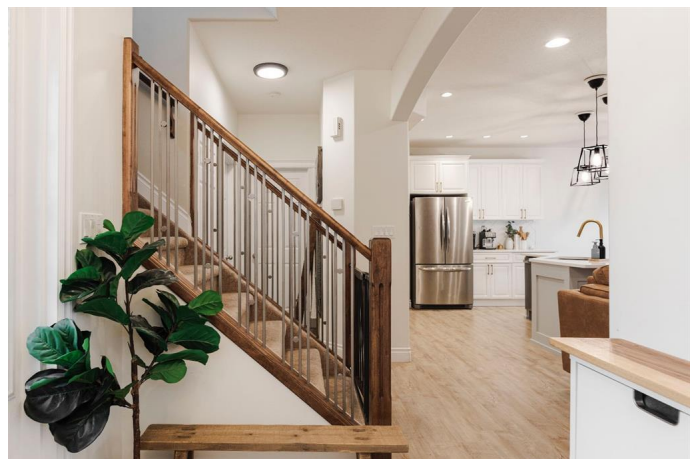
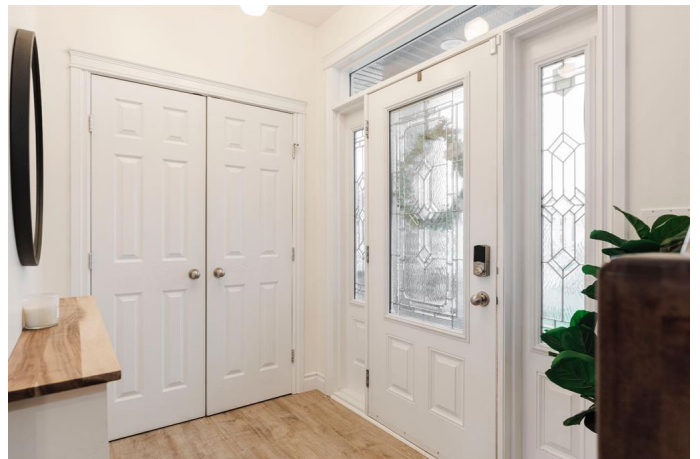
MLS® #A2169015

\$589,900

5 Bedroom, 4.00 Bathroom, 1,828 sqft
Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

IMMEDIATE POSSESSION! MOTIVATED SELLERS! Introducing 176 Mountain Avens Crescent: Your Move-In Ready Home in Timberlea. A tastefully-styled detached home, perfectly situated in the desirable neighbourhood of Timberlea. As you arrive, the AGGREGATED driveway leads you to an ATTACHED DOUBLE HEATED 21'9" x 23'8" garage, offering both convenience and comfort in every season. The home is equipped with CENTRALIZED A/C, ensuring you stay cool and comfortable during the summers. Step through the front door into a SPACIOUS FOYER that opens up to an airy, OPEN-CONCEPT main floor. Recently renovated in 2022, this space exudes modern charm with LUXURY VINYL PLANK flooring in a sophisticated French oak hue and freshly painted walls. The focal point of the living area is a stylish SHIPLAP gas fireplace providing both warmth and a modern aesthetic. The heart of this home is undoubtedly the WHITE KITCHEN. It features elegant QUARTZ countertops with striking GOLD hardware, a generous ISLAND, and a PANTRY for ample storage. The BRIGHT dining area opens up to a WELL-APPOINTED backyard with a DECK—ideal for summer relaxation and entertaining around a fire. The backyard also features a new shed (2020). The main floor also includes a 2-pc powder room and a convenient laundry room with NEW washer



and dryer (2020) with direct access to the garage. Upstairs, the home continues to impress with a 4-pc bathroom for the TWO good-sized bedrooms to share and a SPACIOUS primary room. The primary bedroom boasts a 5-pc ENSUITE with DOUBLE VANITY, a JETTED TUB, and a walk-in shower, providing a spa-like retreat. A versatile BONUS ROOM on this level offers additional space for an office, playroom, or cozy family lounge. The FULLY FINISHED basement, accessible from inside the house or through the garage, adds to the home's practicality and versatility. This lower level features TWO LARGE rooms: one of which could be a living room, a kitchenette, a 4-pc bathroom, a storage room, and an ADDITIONAL laundry area, making it ideal for guests, extended family, or even a rental suite if needed. Located near schools, bus stops, and scenic walk and bike trails, this home offers the perfect blend of convenience, style, and outdoor recreation opportunities. Don't miss your chance to make this exceptional property your new home. CALL TODAY!

Built in 2008

Essential Information

MLS® #	A2169015
Price	\$589,900
Sold Price	\$565,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,828
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	176 Mountain Avens Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0J6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Chandelier, Recessed Lighting, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Private, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
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Date Sold	November 5th, 2024
Days on Market	40
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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