

# **\$564,900 - 105 Mountain Avens Crescent, Fort McMurray**

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MLS® #A2227858

**\$564,900**

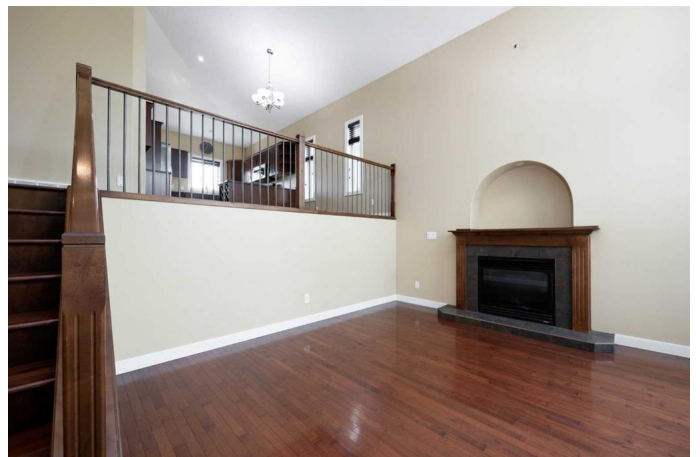
5 Bedroom, 3.00 Bathroom, 1,782 sqft  
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

BEAUTIFUL 5-BEDROOM HOME (4 UPSTAIRS) IN TIMBERLEA. With over 1,760 sqft of living space, this modified bi-level home offers open concept living on the main floor with 3 full bathrooms, a fully finished basement and double attached, heated garage. The kitchen has a traditional feel with dark wood cabinetry, SS appliances, pantry, breakfast bar and generous counter space. Off of the kitchen is a laundry room with access to the rear deck. Completing this level are 3 good sized bedrooms and a full bathroom. The upper level is home to a large master bedroom oasis with vaulted ceilings, walk-in closet and spacious ensuite bathroom with jetted tub and stand up shower. The finished basement with separate entrance has a family room with wet bar, full bathroom, spacious bedroom, storage space and utility room. The backyard is fully fenced and landscaped with a gas hookup on the deck. The double attached & heated garage measures 20'x23'; driveway and walkways are exposed aggregate. Located only steps from a beautiful pond, this quiet street is close to schools, shopping, parks, trails and more! Be sure to schedule your private tour today!

Built in 2008

## **Essential Information**



|                |             |
|----------------|-------------|
| MLS® #         | A2227858    |
| Price          | \$564,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,782       |
| Acres          | 0.11        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 105 Mountain Avens Crescent |
| Subdivision | Timberlea                   |
| City        | Fort McMurray               |
| County      | Wood Buffalo                |
| Province    | Alberta                     |
| Postal Code | T9K 0J5                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Separate Entrance, Walk-In Closet(s)     |
| Appliances        | See Remarks                              |
| Heating           | Central                                  |
| Cooling           | Other                                    |
| Fireplace         | Yes                                      |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room                         |
| Has Basement      | Yes                                      |
| Basement          | Exterior Entry, Finished, Full, Walk-Out |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |   |
|-----------------|---|
| Lot Description | Back Yard, Landscaped, Lawn, Level, Rectangular Lot |
| Roof            | Asphalt Shingle                                     |
| Construction    | Mixed   |
| Foundation      | Poured Concrete                                     |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 27             |
| Zoning         | R1             |

### **Listing Details**

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

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