



117 Wapiti Crescent Fort McMurray Alberta

\$514,900

Welcome to 117 Wapiti Crescent: Lovingly owned for nearly 40 years, this meticulously maintained four-level split home is a testament to pride of ownership. Set on a spacious 7,550 sq/ft lot with mature trees and gardens, this expansive property offers a peaceful retreat with modern upgrades and timeless charm. Boasting four bedrooms, two and a half bathrooms, brand new windows (2021), a new furnace (2021), and a new hot water tank (2022), this home is truly move-in ready and shines above the rest. As you arrive, you'll appreciate the wide driveway, which can easily accommodate three large vehicles, along with two additional parking spaces inside the double car garage. The home's curb appeal is immediately evident, reflecting the care and attention it has received over the decades. Upon entering, you'll find yourself in the heart of the home, where the formal dining room and front living room greet you with vaulted ceilings and a cozy wood-burning fireplace in the living room and plenty of space for large dinners and celebrations in the dining room. Light-coloured hardwood floors flow throughout the main and upper levels, enhancing the natural light that floods each space through the new windows. This home radiates warmth and comfort from the moment you step inside. The kitchen, located just behind the dining room, features well-maintained, white refinished cabinets, a pantry for storage, and ample cabinet and counter space. Adjacent to the kitchen, a charming breakfast nook connects to the permitted addition at the back of the home. This favourite space offers picturesque views of the backyard, a gas fireplace for year-round comfort, and a ceiling crafted from restored wood originating from the old Cedars Steakhouse, adding a touch of Fort McMurray history. It's the perfect spot to relax and enjoy the sights and sounds of nature. The upper level provides a private ret...

2pc Bathroom 4.58 Ft x 4.92 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Bedroom 7.50 Ft x 11.58 Ft

Bedroom 10.83 Ft x 10.67 Ft

Primary Bedroom 12.50 Ft x 14.08 Ft

Bedroom 11.67 Ft x 13.33 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Other 4.33 Ft x 5.50 Ft

Recreational, Games room 18.83 Ft x 22.83 Ft

Breakfast 12.67 Ft x 9.67 Ft

Dining room 12.83 Ft x 11.00 Ft

Kitchen 9.25 Ft x 13.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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The Agency North Central Alberta

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RE/MAX

RE/MAX Fort McMurray

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Furnace

18.75 Ft x 10.50 Ft

Living room

15.67 Ft x 12.58 Ft

Workshop

15.58 Ft x 20.25 Ft

Sunroom

11.75 Ft x 12.50 Ft