



# 172 Mountain Avens Crescent Fort McMurray Alberta

\$499,900

WELCOME TO THE GORGEOUS 172 MOUNTAIN AVENS CRESCENT in one of the most desirable TIMBERLEA locations!! This is a quiet family oriented upscale neighbourhood close to schools, trails, shopping, and all amenities. When you drive up to this 2008 home you'll find a double attached garage, oversized double driveway, 5076 sq/ft lot, a good sized back yard, a bar on the back deck (pressure treated 2 tiered deck) and an apple tree out front!! Your new home has so many checked boxes- LETS START INSIDE WITH: 4 bedroom, 3 up and 1 down, Gorgeous open concept MAIN FLOOR plan with large entry equipped w/ double closet, loads of natural light throughout, updated kitchen, dining, designated Main Floor laundry room, HIGH CEILINGS, gas fireplace, updated light fixtures and 1/2 bath. Upstairs you will find a BONUS ROOM over garage, 2 good sized guest bedrooms, a 4 piece upper bathroom and the AMAZING PRIMARY. The Primary is large with a walk-in closet and a 5 PIECE ENSUITE BATH that you will fall in love. It has double sinks, quartz tops, a stand alone shower and a large corner tub. This home boasts a beautiful neutral colour palette throughout accenting whites, greys, and earthy tones making it easy to match to any new home owner. It screams modern with a beautiful two-tone white and espresso kitchen with quartz tops, eat-up kitchen island, loads of cupboard space, a corner pantry, and updated flooring. The BASEMENT can be an INCOME HELPER or an inlaw/nanny abode with a small kitchen area complete with cabinets and a sink, dining room and family room. The basement family room has another gas fireplace. There is a 4 piece bath, large utility room, under the stair storage and a good sized bedroom to complete this level. You need to come check this property out ASAP!! She's a BEAUT!! (id:6769)

Bonus Room 14.33 Ft x 13.50 Ft

Bedroom 10.67 Ft x 11.75 Ft

Bedroom 9.92 Ft x 10.58 Ft

Primary Bedroom 12.25 Ft x 13.50 Ft

Family room 12.92 Ft x 14.33 Ft

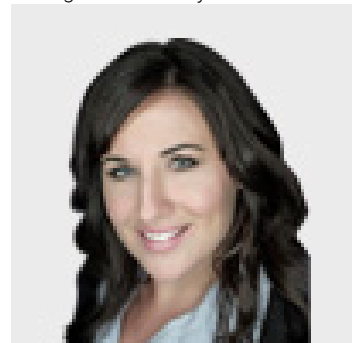
4pc Bathroom 4.92 Ft x 8.92 Ft

Bedroom 11.33 Ft x 9.83 Ft

Living room 9.92 Ft x 14.92 Ft

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

Listing Presented By:



Originally Listed by:  
SELLER DIRECT NORTHERN  
HOMES REALTY

**RE/MAX**

**RE/MAX Fort McMurray**

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5pc Bathroom 10.00 Ft x 10.75 Ft  
4pc Bathroom 10.00 Ft x 5.50 Ft  
Dining room 6.00 Ft x 14.33 Ft  
Kitchen 8.08 Ft x 5.00 Ft

Kitchen 16.67 Ft x 13.00 Ft  
Dining room 11.17 Ft x 7.75 Ft  
2pc Bathroom 4.67 Ft x 5.92 Ft