



## 253 Walnut Crescent Fort McMurray Alberta

\$799,900

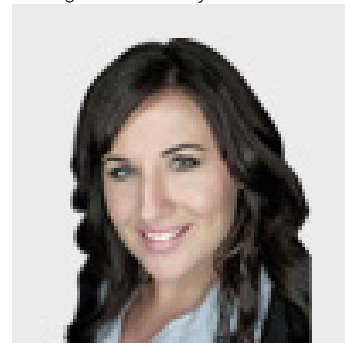
RARE FIND! Welcome to 253 Walnut Crescent, a stunning raised BUNGALOW that combines luxury, functionality, and INCOME POTENTIAL. Situated on a spacious 9,719SF CORNER LOT with partial GREENSPACE VIEW, this meticulously designed home offers 1,930 SF above grade (3,772 SF of Total Living Space) and boasts a total of 7 BEDROOMS (including a 2 BEDROOM LEGAL SUITE with laundry), 5 BATHROOMS, and a DEN/OFFICE. The legal suite provides an excellent mortgage helper opportunity. Every detail of this property has been thoughtfully crafted to provide exceptional comfort and versatility. The exterior is designed for maximum convenience and enjoyment, featuring a TRIPLE HEATED GARAGE with IN-FLOOR HEAT or forced air should you choose, garage cupboards, and a screen door. The expansive 6-VEHICLE DRIVEWAY includes RV/BOAT PARKING with and a 30-amp plug, while an 11x20 SHOP WITH CONCRETE PAD provides additional storage and workspace. The maintenance-free front lawn ARTIFICIAL TURF ensures a perfect lawn year-round, complemented by two-tier decks, a GAZEBO, and a HOT TUB for outdoor relaxation. Partial greenbelt views add to the property's appeal, offering a peaceful natural backdrop. Inside, the home boasts 9-foot ceilings on the main floor, vaulted ceilings, and oversized windows that create a bright and airy atmosphere. The kitchen is a chef's dream, equipped with a raised dishwasher, built-in oven, countertop stove, granite island, corner pantry with custom lighting, and a garburator. The primary suite offers a walk-in closet and a luxurious ensuite featuring dual sinks, soaker tub and stand-up shower. The main floor also includes a den/office and a large mudroom with extra storage. Finishing off the main level with two additional bedrooms with built in seating and storage, main floor laundry, and two more full bathrooms, including one conveniently located near the garage. This t...

4pc Bathroom 6.50 Ft x 4.92 Ft  
4pc Bathroom 5.00 Ft x 10.92 Ft  
Bedroom 10.50 Ft x 11.75 Ft  
Bedroom 10.25 Ft x 7.75 Ft  
Bedroom 10.92 Ft x 11.00 Ft

5pc Bathroom 9.67 Ft x 12.58 Ft  
Bedroom 14.75 Ft x 11.33 Ft  
Bedroom 11.00 Ft x 11.67 Ft  
Dining room 13.75 Ft x 11.42 Ft  
Foyer 11.00 Ft x 7.83 Ft

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

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

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**RE/MAX**

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Bedroom 11.00 Ft x 8.83 Ft

Family room 16.75 Ft x 33.42 Ft

Kitchen 27.08 Ft x 14.33 Ft

3pc Bathroom 55.25 Ft x 7.83 Ft

4pc Bathroom 8.92 Ft x 6.33 Ft

Kitchen 13.75 Ft x 12.25 Ft

Laundry room 13.58 Ft x 7.83 Ft

Living room 17.42 Ft x 15.92 Ft

Office 10.92 Ft x 8.33 Ft