

# \$329,900 - 152 Card Crescent, Fort McMurray

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MLS® #A2177663

**\$329,900**

4 Bedroom, 2.00 Bathroom, 1,502 sqft

Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 152 Card Crescent: This beautiful 4-bedroom, 2-bathroom home situated in Cartier Park, a desirable neighborhood of Timberlea, has excellent curb appeal and a welcoming community feel. As you step inside, youâ€™re greeted by a spacious foyer that leads into a bright, open-concept living room complete with a cozy gas fireplaceâ€”perfect for gatherings and relaxation. The kitchen offers ample cupboard and counter space, designed to make cooking and entertaining effortless. Past the kitchen features the primary bedroom that is generously sized and has a private en-suite for added comfort. The laundry room is also conveniently located next to the primary bedroom. Past the living room sits the three additional generously sized bedrooms and the full bathroom. Outside, you'll find a great-sized yard, perfect for outdoor activities, gardening, or simply enjoying the seasons. Other highlights of this home includes A/C to keep you cool during warm summers, a large shed for extra storage, and the paved driveway, redone in 2015. With wonderful neighbors and an inviting layout, this home is ready for you to make it your own! Schedule your personal tour today.

Built in 2013

## Essential Information

MLS® #                   A2177663

Price                     \$329,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,502
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Active

### **Community Information**

Address	152 Card Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2J1

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Open Floorplan, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Lawn, Level, See Remarks
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Block

**Additional Information**

Date Listed	November 6th, 2024
Days on Market	182
Zoning	RMH

**Listing Details**

Listing Office	EXP REALTY
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