

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

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MLS® #A2227858

**\$564,900**

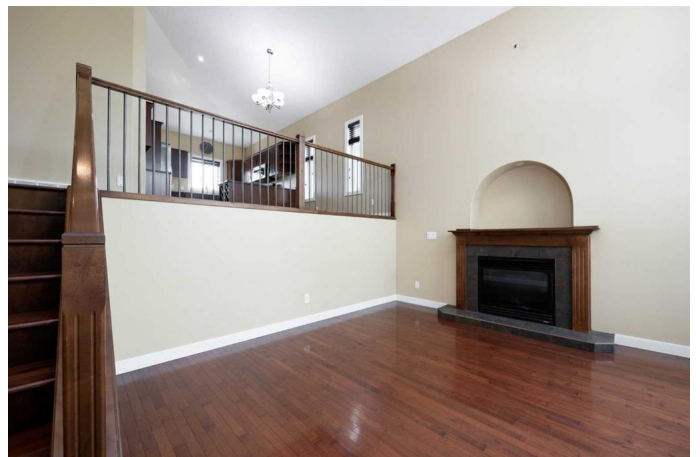
5 Bedroom, 3.00 Bathroom, 1,782 sqft  
Residential on 0.11 Acres

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
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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	38
Zoning	R1

### **Listing Details**

Listing Office	EXP REALTY
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