

# \$494,500 - 478 Walnut Crescent, Fort McMurray

MLS® #A2203675

**\$494,500**

5 Bedroom, 4.00 Bathroom, 1,639 sqft  
Residential on 0.07 Acres

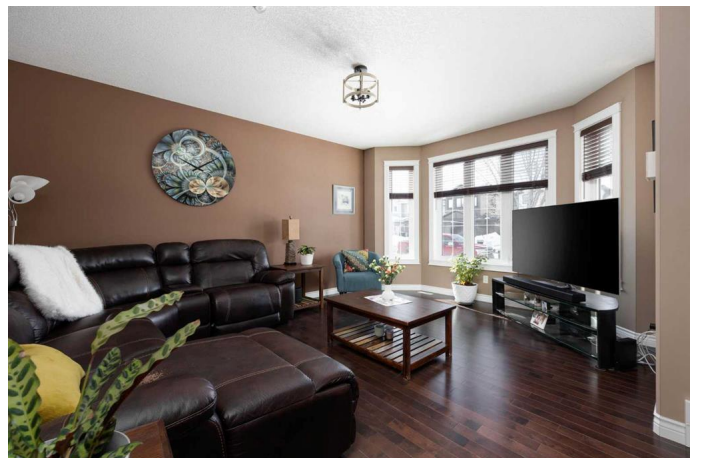
Timberlea, Fort McMurray, Alberta

Welcome to 478 Walnut Crescent â€” A Beautifully Maintained Former Qualico Showhome with a Legal Suite & Detached Garage!

Pride of ownership shines through in this warm and welcoming 2-storey home, lovingly cared for by its original owners and thoughtfully updated over the years. Nestled on a quiet crescent in Timberlea, this former Qualico showhome is move-in ready and offers exceptional value with a fully furnished 2-bedroom legal suite, detached garage, and stylish finishes throughout.

Step inside to a spacious and sunlit main floor featuring a large living room with rich hardwood flooring, a 2-piece powder room, and a convenient main floor laundry room. The heart of the home is the open-concept kitchen, complete with stainless steel appliances, quartz countertops, and ample cabinetry for everyday functionality. The adjacent dining area leads to a beautiful deck constructed in 2021, with a gas line rough-in â€”perfect for hosting family and friends.

Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including the serene primary suite with a walk-in closet, a 4-piece ensuite, and even its own dedicated linen closetâ€”a thoughtful touch for extra storage.



The basement was developed by Qualico into a legal 2-bedroom suite, making it ideal for extended family or rental income. It features a full kitchen, bathroom, in-suite laundry, and is currently set up with one of the bedrooms being used as a cozy den or living space. Best of all, the suite is fully furnished and turn-key, making it ready for immediate use.

The home has seen many valuable upgrades since ownership, including: new shingles, siding, insulation, front windows, and front door all completed in 2017. The 18x26 detached garage (wired 220), also built in 2017, offers tons of room for parking and storage; there is also an additional parking stall next to the garage. Fencing was updated in 2017 and 2019, providing a secure and private backyard space. Both the main kitchen and basement suite received new fridges in 2017, and several modern light fixtures have been added throughout the home recently. Additional features include central air conditioning and hot water on demand, ensuring year-round comfort and efficiency.

Ideally located in family-friendly Timberlea, close to schools, parks, trails, and all amenities—this home truly offers comfort, versatility, and outstanding value.

Schedule your private showing today—this one is a must-see!

Built in 2013

### **Essential Information**

MLS® #	A2203675
Price	\$494,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,639
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	478 Walnut Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0M8

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, See Remarks, Separate Entrance, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 27th, 2025
Days on Market	12
Zoning	R1S

## **Listing Details**

Listing Office	EXP REALTY
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