

# \$388,500 - 156 Fox Crescent, Fort McMurray

MLS® #A2224920

**\$388,500**

3 Bedroom, 2.00 Bathroom, 1,352 sqft  
Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Welcome to your first home in Timberlea, Fort McMurray, AB. This is a back split with four levels. It gives you 1352 square feet of ready to move in space. The lot is 3490 square feet. There is room to play. There is room to relax. There is room to store all your stuff.

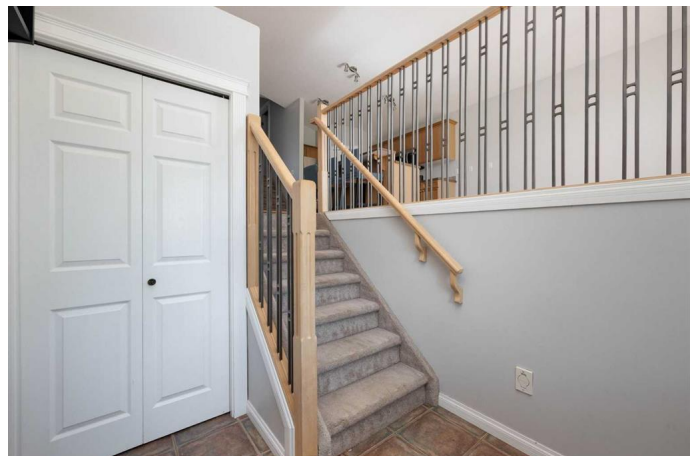
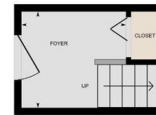
The kitchen, dining and living rooms are open concept. They flow together so you never miss a moment. A large island gives you room for snacks and homework. The pantry holds extra dishes. You can chat with guests while you cook. Natural light floods in through big windows avoiding dark corners.

Ready to move in. Cozy living.

The four level split layout means your world is neatly stacked. You have a zone for cooking. You have a zone for sleeping. You have a zone for play. Each space stays in its own lane. You can keep things tidy.

Upstairs you have two bedrooms. The primary bedroom is large. It fits a king sized bed with room to spare. You have space to breathe. It has direct access to the main bathroom. You do not have to walk down the hall. One more bedroom mean you have room for guests, baby's room or home office. They are clean and bright.

Down one level is a bright rec room. This space can be a movie den. It can be a game



zone. It can be a home office. It grows with your needs. There is a bedroom here too.

The backyard is fully fenced and private. It is made for summer barbecues. It is safe for play. Kids can roam freely. Pets can wander without worry. Imagine grilling burgers under the sun.

A single detached garage keeps your car safe and warm. It also stores bikes and tools. Plus there is extra parking space on the side pad. No more circling the block for a spot.

You are close to great schools. You are close to parks. You are close to shopping. It is easy to drop kids at school. It is easy to walk to the park. It is easy to pick up groceries on your way home. Say goodbye to long drives and hello to extra free time.

This home solves big first time buyer worries. It is cozy and neat. It feels like home from day one.

You will love the way the light plays across the floors in the morning. You will love the quiet hum of a peaceful street. You might even find your new best friend waving hello from next door.

Imagine waking up to birds chirping outside. Imagine sipping coffee at your island on a Saturday morning. Imagine kids doing art projects at a snack bar. Imagine friends gathering around the island. Imagine movie night in the rec room with popcorn and blankets. Imagine kids and pets playing in the yard. Imagine grown up quiet when the sun goes down. This home hugs you the minute you step inside. It feels safe, warm and full of promise and adventure. Right now.

Check out the detailed floor plans where you

can see every sink and shower in the home,  
360 tour and video. Are you ready to say yes  
to this address?

Built in 2006

### **Essential Information**

MLS® #	A2224920
Price	\$388,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,352
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	156 Fox Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0C1

### **Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Pantry, Vinyl Windows
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement	Partially Finished, Partial
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## Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	25
Zoning	R1S

## Listing Details

Listing Office	RE/MAX Connect
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