

105 Crown Creek Lane  
Fort McMurray, Alberta

MLS # A2164572



## \$594,900

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,834 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** SHED, HOME THEATRE EQUIPMENT, BASEMENT TV IS NEGOTIABLE.

Welcome to 105 Crown Creek Lane: A stunning and spacious two-storey home that exudes pride of ownership, this residence features a main-floor office and a basement theatre room and showcases meticulous care throughout. Located in the desirable Timberlea community, this home offers the tranquility of a quiet street and is within walking distance of two of Fort McMurray's high schools and elementary schools. The property greets you with an aggregate driveway leading to an attached, heated double-car garage with epoxy floors, painted walls, and built-in storage. Beautiful landscaping, grey vinyl siding and a newer composite front porch (2017) enhance the curb appeal. The fully fenced backyard boasts a large deck and a new shed (2023). The backyard can comfortably fit a pool, trampoline or fire pit; the options for the ample space are endless. Inside, you'll find fresh neutral paint (2024) and new luxury vinyl tile, brightening and modernizing the space. The main level features an open-concept living area with a natural gas fireplace, a well-equipped kitchen with new stainless steel appliances (2022), a large island, and a spacious pantry. The main floor also includes laundry facilities with extra storage space that leads through to the garage. Upstairs, the home offers new plush carpeting and a large primary bedroom with a walk-in closet and a 4pc ensuite. Two additional generously sized bedrooms are situated on the opposite side of the upper floor, separated by a 4pc bathroom. All bathrooms on this level feature the same luxury vinyl tile found on the main floor. The fully developed lower level includes a 4pc bathroom, an additional bedroom, an office/flex space, and a large rec/theatre room equipped with a projector and accompanying equipment perfect for watching the game or cozying up for movie night. The home is also fitted with central A/C and is

situated in a friendly neighbourhood with plenty of children. This meticulously maintained home is ready for its new owners. Schedule a private tour today to experience all that it has to offer!