

# \$599,900 - 169 Fisher Crescent, Fort McMurray

MLS® #A2257374

**\$599,900**

6 Bedroom, 4.00 Bathroom, 1,900 sqft  
Residential on 0.15 Acres

Timberlea, Fort McMurray, Alberta

This HUGE 6-BEDROOM Bi-Level home offers the perfect blend of SPACE, FUNCTIONALITY, and REVENUE POTENTIAL.

CURRENTLY GENERATING \$1,950 PM from the LOWER LEVEL, which features 3 bedrooms, a SEPARATE ENTRANCE, and its own LAUNDRY FACILITY—an excellent MORTGAGE HELPER or INVESTMENT OPPORTUNITY.

The UPPER LEVEL offers 3 bedrooms and 2 full bathrooms, including an ENSUITE with JACUZZI TUB, plus a ROOM FOR YOUR HOME BUSINESS / OFFICE. An ADDITION ON THE BACK provides extra versatility—ideal for a den, extra bedroom, or business space. and its own LAUNDRY FACILITY

Tucked away on a quiet CUL-DE-SAC and backing onto WALKING TRAILS, the MAIN LEVEL showcases ALL HARDWOOD FLOORING, a spacious kitchen with 9' ceilings, GRANITE COUNTERTOPS, abundant cabinetry with PANTRY, ALL STAINLESS STEEL appliances, and a bright dining nook that opens to the backyard. A cozy family room with a GAS FIREPLACE sits off the kitchen, while double French doors lead to a formal living room with vaulted ceilings and a second GAS FIREPLACE featuring a MARBLE surround.

The primary bedroom sits above the garage and includes a luxurious 5-PIECE ENSUITE with JACUZZI TUB with MARBLE flooring,



GRANITE COUNTERTOPS, and a large walk-in closet. Two additional bedrooms and another 4-PIECE full bath complete the upper level.

This home also features DUAL LAUNDRY, an attached DOUBLE GARAGE, and strong CURB APPEAL. Conveniently located steps from St. Martha's and Christina Gordon Schools, playgrounds, and bus stops, it offers both PRIVACY and CONVENIENCE.

This property truly combines 6 BEDROOMS, 4 FULL BATHS, SPACE, FUNCTIONALITY, REVENUE, and an unbeatable LOCATION in one of Timberlea's most desirable areas. A rare find for both families and investors—DON'T MISS OUT!

Built in 2006

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2257374          |
| Price          | \$599,900         |
| Bedrooms       | 6                 |
| Bathrooms      | 4.00              |
| Full Baths     | 4                 |
| Square Footage | 1,900             |
| Acres          | 0.15              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 169 Fisher Crescent |
| Subdivision | Timberlea           |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K 0B8             |

## Amenities

|                |                                                                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                                                       |
| Parking        | Double Garage Attached, Block Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Multiple Driveways, RV Access/Parking |
| # of Garages   | 2                                                                                                                                                       |

## Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, Pantry, See Remarks, Storage, Walk-In Closet(s), Chandelier, Vinyl Windows, Jetted Tub, Soaking Tub, Separate Entrance, Sump Pump(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Central Air Conditioner                                                                                            |
| Heating           | Forced Air                                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                         |
| Fireplaces        | Gas, Living Room, Tile                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                       |
| Basement          | Finished, Full, Exterior Entry, Suite                                                                                                                                                     |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard, Barbecue, Storage                   |
| Lot Description   | Back Yard, Landscaped, Cul-De-Sac, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Concrete, Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 28                   |
| Zoning         | R1S                  |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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