

# \$610,000 - 146 McDougall Crescent, Fort McMurray

MLS® #A2215646

**\$610,000**

4 Bedroom, 4.00 Bathroom, 1,796 sqft

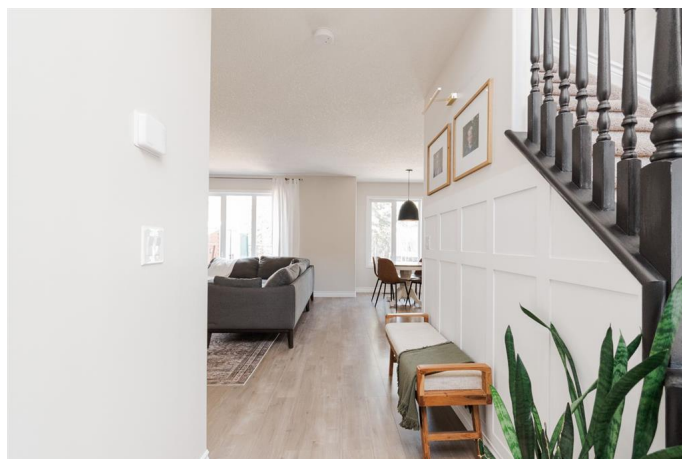
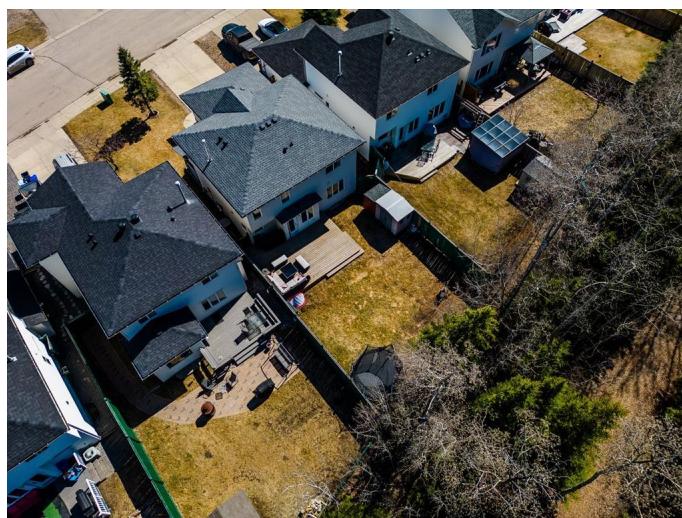
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Open House: Saturday, May 3rd | 12:00 PM  
â€“ 2:00 PM. Welcome to 146 McDougall  
Crescent: Tucked away in Timberlea along  
beautiful treelined walking trails with a long,  
paved driveway that has space to park your  
RV, trailer, and more, this beautifully updated  
home blends modern farmhouse warmth with  
everyday function. From the covered front  
porch to the wainscotted walls and warm wood  
accents inside, every inch has been  
thoughtfully refreshed to feel current, cozy,  
and completely move-in ready.

Step inside to a tiled entryway and newly  
painted main level that sets the tone for the  
calm, curated palette throughout. The front  
officeâ€™complete with two glass doors and  
updated flooring (2025)â€™makes the perfect  
work-from-home retreat or quiet reading nook.  
A central staircase opens the flow, with a  
handy two-piece powder room just around the  
corner, updated with new paint and flooring.  
In the heart of the home, the kitchen is a  
standout. Thoughtfully redesigned with quartz  
counters, new cabinetry, custom hood vent,  
subway tile, and a spacious island with black  
hardware in the cupboards, this space is as  
beautiful as it is functional. Youâ€™™ll love the  
deep sink, custom slide-outs, and slide-out  
garbage, plus open shelving that adds just the  
right touch of charm.

The dining and living areas feel open and  
welcoming, with a maple-faced mantle above  
the gas fireplace with built in shelves on each  
side adding warmth and texture.



The main-floor laundry room is spacious and functional, with LG machines (2023), vinyl flooring, and a full laundry sink with counters and cabinetry for storage. Then up to the second level where a generous sized primary bedroom retreat awaits with a large ensuite bathroom that is spotless, airy and bright. The second and third bedroom are across the hall with another pristine four piece bathroom next to them.

Downstairs, a large rec room with a second gas fireplace, laminate and carpeted flooring, and an additional bedroom and three-piece bath makes this the perfect hangout or guest zone. The home also features a newer furnace (2015), central A/C (2016), water softener, and even a backup sump pump (included in the box).

Out back, enjoy a large fenced yard that backs directly onto trees, with a gate leading to walking trails and a direct path to Syncrude Athletic Park. The oversized back deck includes a gas line for summer BBQs.

There’s also a shed included and an attached, heated double garage (24x21) with 30-amp sub panel.

Located in a quiet community in the heart of Timberlea with an abundance of parks, schools and amenities close by - this home is a standout on the market. Schedule your private tour today.

Built in 2002

**Essential Information**

MLS® #	A2215646
Price	\$610,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,796

Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	146 Mcdougall Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2P7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Parking Pad, RV Access/Parking, Front Drive, Side By Side
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Chandelier, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), French Door
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Lighting, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Standard Shaped Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	2
Zoning	R1S

### **Listing Details**

Listing Office	The Agency North Central Alberta
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