

# \$299,900 - 161 Card Crescent, Fort McMurray

MLS® #A2240236

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,268 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome home to 161 Card Crescent: a beautifully maintained, turn-key home nestled in the heart of Timberlea. This 2018, 3-bedroom, 2-bathroom property boasts modern finishes, stylish upgrades, and an inviting layout that caters to both comfort and functionality.

From the moment you arrive, the home makes a great first impression with its aesthetically appealing front exterior, paved double driveway, and double insulated front and back doors. Step inside to a bright and airy open-concept living space, enhanced by vaulted ceilings, oversized windows, and a sleek, modern kitchen featuring white cabinetry, stainless steel appliances, corner pantry, over-the-range microwave, and a spacious dining area that flows effortlessly into the cozy living room, ideal for entertaining or quiet nights in.

The oversized primary suite is tucked away at the rear of the home, offering a tranquil retreat with a large walk-in closet and a luxurious 4-piece ensuite complete with a stand-up shower, relaxing oval soaker tub, and a generous vanity. Two additional bedrooms and a second full bathroom are located on the opposite end of the home, perfect for guests, family, or a home office setup.

Other highlights include central A/C, a fully fenced private yard ideal for outdoor gatherings, and a 12x16 shed with a roll-up door for added storage.

Location is key, just a 1 minute walk to



Syncrude Athletic Park, where you'll find a waterpark, skateboard park, baseball diamonds, soccer fields, and a playground, making this the perfect spot for active families. If you're looking for a clean, stylish, and affordable home in one of Fort McMurray's most convenient areas, 161 Card Crescent checks all the boxes. Book your private tour today!

Built in 2018

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2240236                |
| Price          | \$299,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,268                   |
| Acres          | 0.10                    |
| Year Built     | 2018                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 161 Card Crescent |
| Subdivision | Timberlea         |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9K 2H6           |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | Park, Playground, Trash |
| Parking Spaces | 2                       |
| Parking        | Stall                   |

**Interior**

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer                                     |
| Heating           | Central, Natural Gas                                                                                                 |
| Cooling           | Central Air                                                                                                          |
| Basement          | None                                                                                                                 |

## Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Private Yard                                           |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                                    |
| Construction      | Vinyl Siding, Wood Frame                                                           |
| Foundation        | Piling(s)                                                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 68              |
| Zoning         | RMH             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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