

# \$629,900 - 180 Mountain Avens Crescent, Fort McMurray

---

MLS® #A2204439

**\$629,900**

5 Bedroom, 3.00 Bathroom, 1,847 sqft  
Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 180 Mountain Avens â€” a rare gem on a desirable corner lot in Timberlea! This unique home offers everything you've been looking for, including a 2-BEDROOM LEGAL SUITE with two separate drivewaysâ€”no more struggling for street parking! Step inside to a bright and spacious entrance with a convenient walk-in closet and easy access to the attached garage. A few steps up, you'll find an inviting front sitting room and the open-concept kitchen, dining, and living areas. The kitchen boasts an eat-up island and a corner pantry, perfect for family gatherings or entertaining guests. The dining room opens onto a sunny back deck and yard, while the living room is a cozy retreat featuring a gas fireplace, vaulted ceilings, and large windows flooding the space with natural light. The main floor also includes two spacious bedrooms, one with its own walk-in closet, a 4-piece bathroom and a laundry room. The primary bedroom is a showstopper, located above the garage with bright windows, vaulted ceilings, a large walk-in closet, and an ensuite with dual sinks, a jet tub, and a stand-up shower. Downstairs, the 2-bedroom legal suite feels nothing like a basement, thanks to its bright and welcoming entrance, tall ceilings, and six large above-ground windows filling the space with light. The suite is fully equipped with its own furnace, a full kitchen, separate laundry, and access to plenty of storage. Best



of all, the long-term tenants are paying \$1650/month and would love to stay, making it a fantastic income-generating opportunity! The main floor has access to the basement through the furnace room but with the addition of one interior door at the bottom of the stairs the basement could be used as an extension to the main floor. This spacious bilevel home offers over 1800 sqft above grade and is perfect for families looking for additional income from the suite or those who want to enjoy the space as a traditional basement. Located on a quiet street in the heart of Timberlea, you'll love the peaceful neighborhood while being close to all the amenities Fort McMurray has to offer. Don't miss this rare find! 180 Mountain Avens is a home that truly checks all the boxes!

Built in 2008

### Essential Information

MLS® #	A2204439
Price	\$629,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,847
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	180 Mountain Avens Crescent
Subdivision	Timberlea
City	Fort McMurray

County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1Y1

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Open Floorplan, See Remarks, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 21st, 2025
Days on Market	65
Zoning	R1

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.