



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**172 PITCHER Crescent, Fort McMurray T9K 0G9**

MLS®#: **A2099632**

Area: **Timberlea**

Listing Date: **01/04/24**

List Price: **\$699,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$17k, 10-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2008**

Lot Information

Finished Floor Area

Lot Sz Ar:

**7,319 sqft**

Lot Shape:

Abv Sqft:

**2,100**

Low Sqft:

Ttl Sqft:

**2,100**

DOM

**126**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Lawn,Irregular Lot,Landscaped,Private  
Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Electric,Fireplace(s),Forced Air,Heat  
Pump,Natural Gas**

Sewer:  
Ext Feat: **Fire Pit,Garden,Lighting,Private Entrance,Private  
Yard**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Tankless Water Heater,Washer/Dryer,Washer/Dryer Stacked**  
Int Feat: **Ceiling Fan(s),Central Vacuum,French Door,High Ceilings,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking  
Tub,Storage,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Construction: **Concrete,Mixed,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`2" x 4`11"
Office	Main	9`6" x 13`1"
Laundry	Main	7`10" x 11`9"
4pc Bathroom	Upper	7`10" x 5`0"
Bedroom	Upper	10`7" x 13`7"
Bonus Room	Upper	9`6" x 13`4"

Room	Level	Dimensions
Dining Room	Main	9`11" x 5`9"
Kitchen	Main	12`2" x 11`10"
Living Room	Main	23`10" x 15`7"
4pc Ensuite bath	Upper	7`10" x 10`9"
Bedroom	Upper	9`10" x 12`1"
Bedroom - Primary	Upper	14`6" x 12`0"

4pc Bathroom  
Dining Room  
Game Room

Basement  
Basement  
Basement

11`1" x 5`1"  
9`10" x 6`0"  
23`2" x 15`11"

Bedroom  
Kitchen

Basement  
Basement

9`6" x 16`5"  
12`2" x 9`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0625490**

Remarks

Pub Rmks:

**BABY GOT BACK!!! 172 Pitcher Crescent has such a beautiful BACK YARD you'll never want to leave!! And if you do, there's a pond accessible out the back gate just 100 feet away. Let's get right into it starting with the gorgeous trees and gardens to add an oasis of tranquility. (Summer months you will find the Flowering Crabapple, Oak, Japanese Maple trees along with a variety of vibrant colours from the Hydrangeas, smoke bush and more. There is a custom water fall/fountain feature (all wiring underground.), a custom Burnco Fire pit, and Pub table. As if this wasn't enough you'll find a shed with garage door, large custom platform stairs coming down either side of the home with floral garden beds, and a beautiful covered stone patio with pot-lighting for the walk-out basement. Wrapping around the front you'll find an oversized double driveway and 25x28 HEATED GARAGE w/ IN-FLOOR HEAT, loads of shelving, cabinets and workbench. Prepare to be captivated inside the meticulously maintained two story! Every inch of the home is sparkling clean, FRESH PAINT last year, & recent professionally cleaned carpets. Straight through the large entry you're eyes will be taken to the double french doors appointing the main floor office/den or conversation area. Consistent throughout the home you'll be pleased with the large windows/natural lighting, hardwood floors, ceramic tile, updated quartz tops in the kitchen, with double black granite sinks. The Grande living room on the main exudes soaring ceilings and a spectacular view of the large 18x22 deck off dining and backyard oasis. The main living room features a gas fireplace, massive windows with custom motorized blinds & open concept flow to dining/kitchen. The kitchen boasts a raised breakfast bar, walk-in pantry, soft closure cabinets, & sleek stainless steel appliance package. Down the hall you'll find a 2 piece bath, & a separate main floor laundry room with washer/dryer, the same gorgeous cabinetry to match kitchen, a sink and a LAUNDRY CHUTE. The garage can also be accessed through here. Taking your grande staircase up you'll find 3 large BEDROOMS including the Primary. The Primary features a large walk-in closet, and 4 piece ensuite bath with stand alone shower, and corner soaker tub. The 2 guest bedrooms also has large double closet doors/closet space. You'll be excited to see another 4 piece bath and bonus loft room that is perfect for lazy days which completes the upper. The basement is a walk out with 9' ceilings equipped with a full custom kitchen, 1 bedroom, 4 piece bath, independent laundry, large windows and gorgeous open concept living/kitchen and dining. This home has it all including, in-floor heat, tankless hot water, 60 gallon hot water tank if you ever need it, central vac, upgraded sound proofing insulation between floors, steel studs, central A/C, heat pump and a/c for basement. With all these extras and A+ condition, you'll need to get in TODAY for your viewing. Be prepared to be impressed!**

Inclusions:  
Property Listed By:

**Fridge x2, washer x2, dryer x2, dishwasher x2, microwave x2  
SELLER DIRECT NORTHERN HOMES REALTY**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**























