



THE
A-TEAM

**RE/MAX
FIRST**

118 PACIFIC Crescent, Fort McMurray T9K 0E7

MLS®#: **A2102543**

Area: **Timberlea**

Listing Date: **01/18/24**

List Price: **\$509,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$21k, 02-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Finished Floor Area

Abv Sqft:

1,427

Low Sqft:

Lot Sz Ar:

4,922 sqft

Ttl Sqft:

1,427

Lot Shape:

DOM

121

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Yard,Front Yard,Landscaped,Private

Park Feat:

Double Garage Attached,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Exhaust Fan,Fireplace(s),Forced Air**

Sewer:

Ext Feat: **Fire Pit,Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave Hood Fan,Range,Refrigerator

Int Feat:

Bar,Central Vacuum,High Ceilings,Open Floorplan,Sump Pump(s),Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 4`10"
Bedroom	Main	8`8" x 11`10"
Dining Room	Main	13`0" x 14`3"
Kitchen	Main	14`3" x 14`5"
Living Room	Main	13`3" x 19`2"
4pc Bathroom	Basement	7`4" x 8`0"
Bedroom	Basement	12`0" x 11`8"

Room	Level	Dimensions
4pc Ensuite bath	Main	7`9" x 4`11"
Bedroom	Main	8`10" x 11`10"
Foyer	Main	4`9" x 12`11"
Laundry	Main	9`5" x 4`11"
Bedroom - Primary	Main	10`11" x 15`1"
Family Room	Basement	5`8" x 8`8"
Bedroom	Basement	11`11" x 13`5"

Family Room Furnace/Utility Room	Basement Basement	14`3" x 16`8" 7`4" x 9`2"	Game Room	Basement	13`5" x 17`11"
Legal/Tax/Financial					
Title: Fee Simple	Zoning: r1				
Legal Desc:	0621383				
Remarks					
Pub Rmks:	This sprawling bungalow home with 5 bedrooms offers an amazing open concept living space . As you step inside, you'll be greeted by an abundance of space and natural light, creating an inviting ambiance that truly feels like home. Features that stand out: 5 spacious bedrooms, providing room for everyone in the family or the chance to create your dream home office and hobby spaces. -Attached HEATED garage, ensuring both protection for your vehicles and easy access to your residence, even during the harshest weather. -Fully finished basement boasting a bar area, perfect for entertaining friends and family or creating your own cozy relaxation zone. The amazing backyard is a retreat in itself, offering endless opportunities for outdoor enjoyment, gardening, and memorable gatherings under the open sky. Located in the coveted heart of Timberlea, this home grants you the best of both worlds - a tranquil suburban oasis with all the urban conveniences just moments away. Enjoy easy access to local amenities, schools, parks, and more, making daily life a breeze. (NEW HWT 2021/NEW WASHER AND DRYER 2023/ NEW STOVE AND DISHWASHER 2021) Seize the chance to own this remarkable bungalow that not only promises a comfortable lifestyle but also presents an incredible investment opportunity. Don't miss out - schedule your showing today and experience the magic of Timberlea living for yourself!"				
Inclusions:	N/A				
Property Listed By:	EXP REALTY				

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









