



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**246 PACIFIC Crescent, Fort McMurray T9K 0G1**

MLS® #: **A2104184**

Area: **Timberlea**

Listing Date: **01/26/24**

List Price: **\$505,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2007**

Lot Information

Lot Sz Ar:

**4,220 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,138**

Low Sqft:

Ttl Sqft:

**1,138**

DOM

**113**

Layout

Beds:

**1 (1 )**

Baths:

**1.5 (1 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Corner Lot,See Remarks**

**Double Garage Detached**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Other,Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room

**2pc Bathroom**

**4pc Ensuite bath**

Level

**Main**

**Upper**

Dimensions

**4`11" x 5`6"**

**8`10" x 5`2"**

Room

**Bedroom - Primary**

**Living Room**

Level

**Upper**

**Main**

Dimensions

**11`9" x 12`0"**

**16`0" x 15`10"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0624986**

Zoning:

**R1S**

Remarks

Pub Rmks:

**An opportunity has arisen to own an amazing property on a corner lot in the sought area of Timberlea. Double detached heated garage, yard, and trees are some of**

the great exterior features of YOUR new home! If you are a buyer looking to add some sweat equity into a home the partially finished basement allows for just that. You'll want to view this amazing two storey home and see all the potential it has to offer you and YOUR family! 3 bedrooms up, including master with ensuite, formal dining, large living room and a fabulous kitchen on the main floor. Basement awaits your ideas and inspiration!

Inclusions:  
Property Listed By: **SELLER DIRECT NORTHERN HOMES REALTY**

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













