



THE
A-TEAM

**RE/MAX
FIRST**

158 PEARL Bay, Fort McMurray T9K 0E4

MLS®#: **A2109466**

Area: **Timberlea**

Listing Date: **02/22/24**

List Price: **\$654,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 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:

1,856

Low Sqft:

Lot Sz Ar:

4,921 sqft

Ttl Sqft:

1,856

Lot Shape:

DOM

78

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Back Yard,Fruit Trees/Shrub(s),Gazebo,Garden,Many Trees

Park Feat:

Double Garage Attached,Driveway,Heated Garage

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Gas Range,Central Air Conditioner,Microwave,Range Hood,See Remarks,Window Coverings**

Int Feat: **Bar,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Crown Molding,Double Vanity,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,See Remarks,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room

2pc Bathroom

5pc Ensuite bath

Bedroom

4pc Bathroom

Level

Main

Upper

Upper

Basement

Dimensions

5`0" x 4`9"

10`2" x 12`0"

13`1" x 10`0"

8`5" x 5`1"

Room

4pc Bathroom

Bedroom

Bedroom - Primary

Bedroom

Level

Upper

Upper

Upper

Basement

Dimensions

8`11" x 5`2"

13`0" x 10`4"

16`7" x 12`1"

11`8" x 9`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0621383

Remarks

Pub Rmks: **THE CASA LINDA BY ALVES DEVELOPMENTS IS DRIPPING IN LUXURY FROM INSIDE AND OUT! 158 Pearl Bay is the family home located in a QUIET CUL DE SAC that is made for those who love to entertain. Be the envy of all your friends and family as soon as they pull into your driveway where they are greeted by beautiful front landscaping with kwik kerb, gardens, exposed concrete driveway and walkway that leads to your stunning updated front fiberglass door that sets the tone of the luxury you are about to enter into. Step inside to a large front foyer and main level covered in HARDWOOD FLOORS that lead you to your OPEN CONCEPT LIVING AREA with a Great room featuring gas fireplace and solid maple mantle. The chef' dream kitchen offers CUSTOM CABINETS and lots of them, and tons of GRANITE COUNTERTOPS. There is a large island with eat-up breakfast bar. This kitchen features a large corner pantry, GAS STOVE AND BUILT-IN RANGE HOOD. This kitchen is made for families who love to cook together as there is a ton of space. The dining area offers space for a large table and is surrounded by windows that overlook your yard and a garden door that takes you to your backyard oasis. The Main level is complete with main floor laundry with built-in cabinets, 2 pc powder room and direct access to your attached double garage. The gorgeous staircase leads you to your upper level offers 3 OVERSIZED bedrooms and 2 bathrooms. The Primary bedroom features a WALK-IN CLOSET and the recently RENOVATED 5pc ENSUITE. Beautifully finished with a large SOAKER TUB, DOUBLE VANITIES AND SINKS, STAND-UP SHOWER WITH GLASS DOORS, & STUNNING HEATED TILE FLOORS, and sliding barn door. The Fully developed lower level will be the family's favorite space to hang out. Complete with a HOME THEATRE ROOM, 3D PROJECTOR AND MASSIVE PROJECTION SCREEN, THEATER SEATING, THAN A POOL ROOM, AND BUILT IN BAR with GRANITE. The floors are covered in hardwood and for the added warmth in the winter there is a 1.5" dry core subfloor underneath. The ceilings have q custom finish giving this room a pub vibe. To complete this amazing space you have a 4th bedroom and full bathroom with HEATED FLOORS. The luxury continues when you step out into your back yard, with over a 400 sq ft DECK WITH CUSTOM PRIVACY WALLS FEATURING ROOL DOWN BLINDS, PERGOLA, AND AN ENCLOSED GAZEBO WITH HOT TUB. You are secluded in this PRIVATE BEAUTIFULLY LANDSCAPED YARD WITH TREES. You will not want to leave home this Summer owning this yard where you don't even have to set up a sprinkler as there is an INGROUND SPRINKLER SYSTEM. Other upgrades on this home include CENTRAL A/C, ALL APPLIANCES NEW WITHIN 3 YEARS, GARAGE HEATER 2-YEAR-OLD, DUAL SUMPS PUMPS(for added peace of mind), BRAND NEW HOTWATER TANK, and built-in security system with doorbell camera, garage camera and more. You can have it all with this home and even a perfect location within walking distance to all school levels, shopping, transit and site bus stops and a fantastic cul de sac full of kids.**

Inclusions: **Fridge, gas stove, washer, dryer, dishwasher, range hood, t.v mounts, projector, projection screen, garage heater, central vac & attachments, hot tub & gazebo, shelving in basement, underground sprinkler system, alarm system, doorbell camera, garage camera, all blinds, cabinets in garage, curtains, pool table, theater seating.**

Property Listed By: **COLDWELL BANKER UNITED**

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











