



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**498 PACIFIC Crescent, Fort McMurray T9K 0E4**

MLS® #: **A2109980**

Area: **Timberlea**

Listing Date: **02/23/24**

List Price: **\$569,900**

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

Finished Floor Area

Abv Sqft:

**1,448**

Low Sqft:

Lot Sz Ar:

**6,463 sqft**

Ttl Sqft:

**1,448**

Lot Shape:

DOM

**83**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

**Corner Lot,Landscaped**

Park Feat:

**Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Ceramic Tile,Hardwood,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`1" x 10`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 13`1"</b>
<b>Eat in Kitchen</b>	<b>Main</b>	<b>15`9" x 9`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`11" x 10`6"</b>
<b>Family Room</b>	<b>Basement</b>	<b>15`7" x 34`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>10`0" x 10`3"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`3" x 14`6"</b>
<b>Great Room</b>	<b>Main</b>	<b>18`8" x 19`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`9" x 9`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`10" x 9`11"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>4`11" x 14`9"</b>
<b>Laundry</b>	<b>Basement</b>	<b>9`8" x 34`11"</b>

Laundry	Main	0`0" x 0`0"	Legal/Tax/Financial
Title: <b>Fee Simple</b> Legal Desc:	<b>0621383</b>	Zoning: <b>R1</b>	Remarks
Pub Rmks:	<b>FANTASTIC OPPORTUNITY TO OWN YOUR OWN HOME in Popular Neighborhood of Paquette Heights. VALUE PACKED +2752 SF of total living space in this beautiful BUNGALOW, close to all the schools, shopping and bus route and is PERFECT for the savvy buyer! As you enter this home you are greeted by a spacious living room with cozy fireplace, OPEN CONCEPT floor plan looking into the kitchen and dining area, with a front bedroom and two back bedrooms, with 2 full baths and main floor laundry. Primary bedroom has its own ensuite. The basement is fully developed with 2 bedrooms, BIG Family room with electric fireplace, full kitchen, laundry and bathroom. The attached HEATED garage is a great place to hang out as your personal couple's / man/she cave or store all your toys! Bonus Central Air Conditioning / Heated Garage, and HUGE Corner Lot, so much more! ACT FAST this one is too good to pass up. CALL NOW TO VIEW! IMMEDIATE POSSESSION for those who need it.</b>		
Inclusions: Property Listed By:	<b>fridge, stove, dishwasher, washer, dryer, heater in garage, a/c RE/MAX FORT MCMURRAY</b>		

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















