



THE
A-TEAM

**RE/MAX
FIRST**

382 PACIFIC Crescent, Fort McMurray T9K 0E5

MLS® #: **A2112353**

Area: **Timberlea**

Listing Date: **03/05/24**

List Price: **\$539,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Lot Sz Ar:

5,190 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,412

Low Sqft:

Ttl Sqft:

1,412

DOM

72

Layout

Beds:

4 (3 1)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Back Yard,Dog Run Fenced In,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Greenbelt,Landscaped,Street Lighting,Views

Park Feat:

Double Garage Attached,Driveway,Garage Door Opener,Heated Garage,In Garage Electric Vehicle Charging Station(s)

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer: **Public Sewer**

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

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

Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,See Remarks,Separate Entrance,Storage,Sump Pump(s),Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Phone Connected,Water Connected**

Room Information

Room

4pc Bathroom

Bedroom

Bedroom - Primary

Level

Main

Main

Main

Dimensions

4`11" x 10`1"

10`0" x 10`11"

13`5" x 18`7"

Room

4pc Ensuite bath

Bedroom

4pc Bathroom

Level

Main

Main

Basement

Dimensions

5`11" x 111`7"

10`11" x 11`7"

9`5" x 5`1"

Bedroom	Basement	12`10" x 24`2"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:		Zoning: R1	
	0624986		Remarks
Pub Rmks:	LISTED \$25,000 BELOW APPRAISED VALUE APPRAISAL COMPLETED IN MARCH 2024! WOW A FULLY FINISHED BUNGALOW ON A WALK-OUT BASEMENT WITH OVER 2700 SQ FT OF LIVING SPACE, INFLOOR HEAT, QUARTZ COUNTER TOPS, IN AN AMAZING LOCATION BACKING GREENSPACE, POND, WALKING TRAILS AND FRONT A GREENSPACE AND CHILDREN'S PARK. Welcome to 382 Pacific Crescent! This stunning fully finished bungalow on a walkout basement is a dream come true and A RARE FIND. Nestled in a prime location backing green space, walking trails, and a serene pond, this home offers the perfect blend of tranquility and convenience. Boasting four spacious bedrooms and 3 full bathrooms, this home provides ample space for your family's needs. Step into the living room and be greeted by the elegance of hardwood floors, creating a warm and inviting atmosphere. Cozy up by the gas fireplace on those chilly evenings, creating memories with loved ones. The kitchen is a true showstopper, recently updated with bright white cabinets and quartz countertops. The eat-up breakfast bar is perfect for quick meals or entertaining guests. Equipped with gleaming stainless steel appliances, this kitchen is a chef's delight. Off the kitchen is your large dining area with garden doors leading to your private deck. Retreat to the Primary bedroom, where you'll find a walk-in closet and a full ensuite. Wake up to breathtaking views of the pond, starting your day off on a peaceful note. The Lower Level of this home is fully finished, offering a vast family and games room, providing endless possibilities for relaxation and entertainment. The fourth bedroom is massive, ensuring everyone has their own space. A third full bathroom adds convenience for guests or larger families. With a large storage room, you'll have plenty of space for all your belongings and storage needs. Enjoy the comfort of INFLOOR HEAT in both the basement and garage, ensuring cozy winters. The basement also features large above-ground windows, flooding the space with natural light. Step out onto the covered lower patio area and soak in the beauty of the surroundings. The exterior of this home is equally impressive, with a fully fenced yard and a large above-deck featuring a built-in electric awning. Imagine hosting gatherings or simply relaxing in your private outdoor oasis. Direct access to the trails allows for seamless exploration of the picturesque surroundings. For those with pets the sellers have added the stairs to the upper deck and a dog ramp to go to the lower yard. With an attached HEATED DOUBLE car garage, & an EXTRA WIDE DRIVEWAY. Other bonuses include CENTRAL A/C AND A SUPER CLEAN AND PRISTINE MOVE IN READY HOME! Don't miss out on the opportunity to call this remarkable home yours. Contact us today to schedule a viewing and experience the true essence of Pacific Crescent living. Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings, garage shelving, garage door opener, central vac & attachments, central a/c, attached exterior deck electric awing, sauna in basement is negotiable, freezer negotiable		
Inclusions:	COLDWELL BANKER UNITED		
Property Listed By:			

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







