



THE
A-TEAM

**RE/MAX
FIRST**

290 PACIFIC Crescent, Fort McMurray T9H 0G5

MLS® #: **A2121399**

Area: **Timberlea**

Listing Date: **04/09/24**

List Price: **\$565,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 24-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2007**
Lot Information
Lot Sz Ar: **5,151 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,771**
Low Sqft:
Ttl Sqft: **1,771**

DOM

225
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,Lawn**
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Stove(s),Washer**
Int Feat: **Closet Organizers,High Ceilings,Jetted Tub,Kitchen Island,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 5`9"	Dining Room	Main	12`0" x 7`6"
Foyer	Main	6`0" x 8`11"	Kitchen	Main	12`0" x 12`8"
Laundry	Main	8`3" x 7`8"	Living Room	Main	17`1" x 15`6"
4pc Bathroom	Second	6`11" x 9`3"	5pc Ensuite bath	Second	12`3" x 8`8"
Bedroom	Main	10`4" x 11`1"	Bedroom	Main	10`6" x 11`1"
Bedroom - Primary	Main	15`2" x 14`9"	Walk-In Closet	Second	6`10" x 7`11"
3pc Bathroom	Basement	6`5" x 9`8"	Bedroom	Basement	11`1" x 9`7"
Game Room	Basement	15`0" x 17`6"	Furnace/Utility Room	Basement	5`5" x 14`8"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
 Legal Desc: **0624986**

Remarks

Pub Rmks: **Step into your dream home through a welcoming foyer, where sophistication meets functionality. As you step through the front door, you're greeted by an elegant entryway adorned with stylish finishes and ample space to welcome guests. Picture hanging your coat in the convenient closet, keeping clutter at bay. This stunning four-bedroom, two-story residence boasts an open-concept design, perfect for effortless entertaining and everyday living. As you continue through the foyer, you're drawn into the heart of the home—an expansive living area flooded with natural light and adorned with high ceilings, creating an airy and inviting ambiance. Imagine preparing meals in the gourmet kitchen complete with a convenient island, ideal for casual dining or gathering with loved ones. The adjacent dining room offers the perfect setting for intimate dinners or lively gatherings, while the open layout seamlessly flows into the inviting living area, creating a welcoming space for relaxation and making memories. Venture outside to discover your oasis—a meticulously landscaped backyard with a sprawling deck, providing ample space for outdoor dining, play, and relaxation. Watch as the kids delight in endless adventures, whether it's playing in the yard or enjoying fun activities on the deck. Convenience meets luxury with main floor laundry and a heated double garage, ensuring effortless daily routines. Retreat upstairs to find three generously sized bedrooms, each offering comfort and privacy. The master suite is a sanctuary unto itself, featuring a full ensuite bathroom with a corner jet tub, stand-up shower, and double sinks—a tranquil escape after a long day. The basement offers versatility and additional living space, with a large room perfect for a family room, home gym, or recreation area. An extra bedroom and full bathroom with a shower provide flexibility for guests or growing families. Nestled in a quiet and friendly community, this home offers the perfect balance of serenity and convenience. With high ceilings, modern amenities, and impeccable condition throughout, this is more than just a house—it's a place to call home, where every moment is filled with comfort, joy, and endless possibilities.**

Inclusions: **Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Open + remote, Pool Deck, Pool Heater, Shed,**
 Property Listed By: **PEOPLE 1st REALTY**

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









