



THE
A-TEAM

**RE/MAX
FIRST**

290 PACIFIC Crescent, Fort McMurray T9H 0G5

MLS® #: **A2121399**

Area: **Timberlea**

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

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

Lot Sz Ar:

5,151 sqft

Lot Shape:

Abv Sqft:

1,771

Low Sqft:

Ttl Sqft:

1,771

DOM

37

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Lawn

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
2pc Bathroom	Main	4`10" x 5`9"
Foyer	Main	6`0" x 8`11"
Laundry	Main	8`3" x 7`8"
4pc Bathroom	Second	6`11" x 9`3"
Bedroom	Main	10`4" x 11`1"
Bedroom - Primary	Main	15`2" x 14`9"
3pc Bathroom	Basement	6`5" x 9`8"

Room	Level	Dimensions
Dining Room	Main	12`0" x 7`6"
Kitchen	Main	12`0" x 12`8"
Living Room	Main	17`1" x 15`6"
5pc Ensuite bath	Second	12`3" x 8`8"
Bedroom	Main	10`6" x 11`1"
Walk-In Closet	Second	6`10" x 7`11"
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:
Fee Simple
Legal Desc:

0624986

Zoning:
R1

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:
Property Listed By:

**Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Open + remote, Pool Deck, Pool Heater, Shed,
SELLER DIRECT NORTHERN HOMES REALTY**

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











