



THE
A-TEAM

**RE/MAX
FIRST**

149 PICKLES Crescent, Fort McMurray T9K 2B8

MLS®#: **A2121946**

Area: **Timberlea**

Listing Date: **04/10/24**

List Price: **\$484,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2004

Lot Information

Finished Floor Area

Abv Sqft:

1,824

Low Sqft:

Lot Sz Ar:

4,268 sqft

Ttl Sqft:

1,824

Lot Shape:

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:

Back Yard,See Remarks

Park Feat:

Double Garage Attached,Stall

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Linoleum,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Washer/Dryer

Int Feat:

Kitchen Island,Laminate Counters,Pantry,Storage

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`11" x 12`6"	Dining Room	Main	12`11" x 9`0"
Living Room	Main	14`2" x 13`11"	2pc Bathroom	Main	4`11" x 4`7"
Laundry	Main	8`2" x 7`8"	Bedroom - Primary	Second	16`5" x 14`5"
4pc Bathroom	Second	10`1" x 4`11"	4pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	11`7" x 10`6"	Bedroom	Second	13`0" x 10`1"

Kitchen
4pc Bathroom
Family Room

Lower
Lower
Lower

13`7" x 8`7"
7`8" x 4`11"
11`8" x 7`10"

Bedroom
Hobby Room

Lower
Second

11`6" x 8`6"
14`6" x 8`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0425749

Zoning:
R1S

Remarks

Pub Rmks:

Huge family home with plenty of room for the entire family. Kitchen is fit for a chef with a corner pantry and loads of counter and cupboard space. Main floor family room is open to the dining and kitchen area making for great gatherings. Corner gas fireplace with plenty of windows in the main living space. Garden doors to the back deck where you can enjoy summer bbq's and kick around a soccer ball. Main floor laundry with a 2 piece bath and also access to the 2 piece garage and walk through panty. Upstairs you will find 3 large bedrooms with a 4 piece bath and a ensuite fit for a queen with a huge soaker tub and stand up shower. Basement is also a fantastic retreat for anyone that has teenagers. They can have their own space with a living area as well as a fridge and cupboards to store their snacks. Also has a 4 piece bath and a hobby room. The shed out back has an over head door and tons of room inside and would make a cool she shed. Those home is awesome if you have a large family. Close to the walking trails, shopping and bus stops. Quick possession

Inclusions:
Property Listed By:

N/a
3% REALTY FORT MCMURRAY

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





