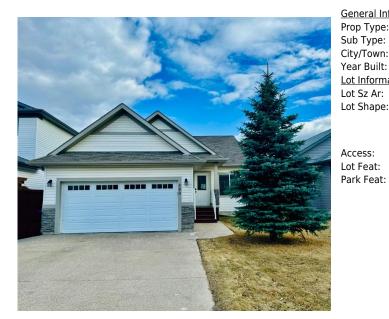


## 390 PACIFIC Crescent, Fort McMurray T9K0E5

MLS®#:	A2122217	Area:	Timberlea	Listing	04/18/24	List Price: <b>\$569,000</b>
Status:	Active	County:	Wood Buffalo	Date: Change:	None	Association: Fort McMurray



eral Information	1			DOM	
о Туре:	Residential			15	
Type:	Detached			<u>Layout</u>	
/Town:	Fort McMurray	Finished Floor Are	<u>ea</u>	Beds:	5 (3 2 )
r Built:	2007	Abv Sqft:	1,486	Baths:	4.0 (4 0)
Information		Low Sqft:		Style:	Bi-Level
Sz Ar:	5,164 sqft	Ttl Sqft:	1,486		
Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
ess:					
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Back Yard, Backs on to Park/Green Space, Front Yard

Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, On Street, Side By Side

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Fireplace(s),Forced Air,Natural Gas		Construction: Concrete,Mixed,Vinyl Siding,Wood Frame Flooring:					
Ext Feat:	Balcony,Fire		Hardwood					
	Pit, Garden, Lighting, Playground, Private	Water Source:						
	Entrance, Private Yard		Fnd/Bsmt:					
			Poured Concrete					
Kitchen Appl: Int Feat: Utilities:		Vasher/Dryer Stacked,Window Co ng Home,Open Floorplan,Storage	-					
	Room Information							
<u>Room</u> Living Room	<u>Level</u> Main	Dimensions 18`5" x 23`8"	<u>Room</u> Kitchen	<u>Level</u> Main	Dimensions 12`10" x 22`8"			

4pc Bathroom Bedroom 4pc Ensuite bath Game Room 3pc Bathroom Bedroom	Main Main Lower Lower Lower	10`0" x 11`0" 16`8" x 16`7" 14`0" x 9`11"	Bedroom - Primary Bedroom 3pc Bathroom Kitchenette Bedroom Legal/Tax/Financial	Main Main Lower Lower Lower	13`2" x 17`1" 10`11" x 11`3" 14`0" x 14`7" 10`6" x 10`0"	
Title: <b>Fee Simple</b> Legal Desc:	0624986	Zoning: <b>R1</b>	Remarks			
Pub Rmks: Inclusions: Property Listed By:	The MOST amazing location backing onto greenbelt, pond and pathways. This bi-level walkout has so much to offer. With over 2800 sqft of living space, this bi-level boasts a large living room area features a natural gas fireplace, perfect for those cool spring/fall evenings. The galley style kitchen with island offers ample cabinet and counterspace. The dining nook opens through the patio doors that take you right outside for a spectacular view and ideal lounging and gathering area for those summer days. Upstairs hosts 3 bedrooms, including a primary bedroom that features a walk-in closet and full ensuite. Basement is divided into 2 areas! One side has a full bathroom and large rec room area with huge windows allowing for tons of natural light. Other side features a wet bar area with another livingroom, a laundry area, full bath and 2 good sized bedrooms! It's almost like you can close the door and be in a separate suite all together. The basement and garage have infloor heating, a great way total the chill out of winter. Great views, great neighbourhood, great location! N/A 3% REALTY FORT MCMURRAY					

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



