



THE
A-TEAM

**RE/MAX
FIRST**

390 PACIFIC Crescent, Fort McMurray T9K0E5

MLS® #: **A2122217**

Area: **Timberlea**

Listing Date: **04/18/24**

List Price: **\$569,000**

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:

5,164 sqft

Lot Shape:

Abv Sqft:

1,486

Low Sqft:

Ttl Sqft:

1,486

DOM

15

Layout

Beds:

5 (3 2)

Baths:

4.0 (4 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

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: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Fire**

Pit,Garden,Lighting,Playground,Private

Entrance,Private Yard

Construction:

Concrete,Mixed,Vinyl Siding,Wood Frame

Flooring:

Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Washer/Dryer Stacked,Window Coverings

Int Feat:

Ceiling Fan(s),Closet Organizers,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room

Living Room

Level

Main

Dimensions

18`5" x 23`8"

Room

Kitchen

Level

Main

Dimensions

12`10" x 22`8"

4pc Bathroom	Main		Bedroom - Primary	Main	13`2" x 17`1"
Bedroom	Main	10`0" x 11`0"	Bedroom	Main	10`11" x 11`3"
4pc Ensuite bath	Main		3pc Bathroom	Lower	
Game Room	Lower	16`8" x 16`7"	Kitchenette	Lower	14`0" x 14`7"
3pc Bathroom	Lower		Bedroom	Lower	10`6" x 10`0"
Bedroom	Lower	14`0" x 9`11"			

Legal/Tax/Financial

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

Remarks

Pub Rmks: **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 in-floor heating, a great way total the chill out of winter. Great views, great neighbourhood, great location!**

Inclusions: **N/A**
Property Listed By: **3% REALTY FORT MCMURRAY**

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







