



THE
A-TEAM

**RE/MAX
FIRST**

168 PITCHER Crescent, Fort McMurray T9K 0G9

MLS®#: **A2139001** Area: **Timberlea** Listing **06/06/24** List Price: **\$620,000**
 Status: **Active** County: **Wood Buffalo** Change: **-\$20k, 23-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **5,610 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,780**
 Low Sqft:
 Ttl Sqft: **1,780**

DOM

102
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Front Yard,Lawn,Landscaped,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Electric,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Gas Stove,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
 Int Feat: **Ceiling Fan(s),Jetted Tub,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 6`10"
Entrance	Main	8`5" x 7`11"
Living Room	Main	17`1" x 16`3"
5pc Ensuite bath	Suite	8`0" x 9`11"
Bedroom	Upper	12`8" x 11`3"
4pc Bathroom	Basement	8`7" x 5`1"
Bedroom	Basement	9`9" x 10`6"

Room	Level	Dimensions
Dining Room	Main	10`1" x 6`0"
Kitchen	Main	16`0" x 14`10"
4pc Bathroom	Upper	7`8" x 5`0"
Bedroom	Upper	9`9" x 13`0"
Bedroom - Primary	Upper	14`0" x 18`9"
Bedroom	Basement	14`1" x 10`9"
Family Room	Basement	11`8" x 17`10"

Kitchen **Basement** **5`4" x 16`4"** Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
Legal Desc: **0625490** Remarks

Pub Rmks: **AMAZIINNNGG Family Home!! This 5 bedroom, (3 up and 2 down) 4 bath home with MAIN FLOOR LAUNDRY, a TWO BEDROOM Basement w/ full kitchen and Seperate ENTRY is an excellent income helper!! The 24x24 attached heated garage is finished with built- ins and loft storage, and INCLUDES ... Are you ready?? An... amazing... Wooden.. Fort.. Playhouse!! BUT, LET ME TELL YOU, THAT is NOT ALL!! The kids will never want to leave!! They will be spoiled here with a custom built Backyard Bunk house and a complete play structure! You will find a dedicated fenced and safed out area for the family summer pool, a large pressure treated deck that comes with metal topped gazebo with plenty of space to entertain in the sun. You can have a seperate Man/Woman cave in the 12x12 shed with garage door. The backyard has no neighbours behind. There is a pond steps away from the home to enjoy the trails and view. Inside the home boasts soaring ceilings and loads of large windows with gushing natural light. This 2 storey has a great functional layout with open concept flow as soon as you step in the grand entry. You are engulfed in positive energy vibes right off the hop. A main laundry room straight from the garage is a dream from all of the messy projects from garage or kitchen. A large eat up kitchen, with an abundance of cupboard space and counter top prep. dining and living room complete with gas fireplace welcomes you to the back of the home where the view of the deck, gazebo and a 360 view of the large backyard can be enjoyed. Up the stairs you are greeted with beautiful display tops and wide stairs. Atop the stairs is a custom made workspace. You will find a sizeable Primary bedroom, large walk-in closet, Enusite bathroom with stand alone newly installed stone surround shower, seperate jetted tub, & double sinks. 2 additional sizeable guest bedrooms and another 4 piece bath completes this level. The basement has 2 Large bedrooms, fridge, stove and 4 piece bath, electric base heat, stackable washer/dryer, high ceilings, and seperate entry for additional income. Let's not forget to mention these updates: HOT WATER TANK-2024, AND ASPHALT SHINGLES-2017. This home is complete with central air, garage heater, and oversized driveway. This Timberlea location is close enough to Parson's North to choose which school you'd rather take the kids. Check us out soon, because this beauty won't stick around for long!!!**

Inclusions: **Garage- Kids fort/Playhouse ; Gazebo- Deck; Kids pink bunkhouse**
Property Listed By: **PEOPLE 1st REALTY**

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