



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**247 PACIFIC Crescent, Fort McMurray T9K 0G1**

MLS®#: **A2152900**

Area: **Timberlea**

Listing Date: **07/26/24**

List Price: **\$599,900**

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**

Finished Floor Area

Abv Sqft: **1,747**

Low Sqft:

Ttl Sqft: **1,747**

Lot Information

Lot Sz Ar: **5,013 sqft**

Lot Shape:

DOM

**54**

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,Landscaped,Standard Shaped Lot**  
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Double Vanity,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`5" x 8`5"	Living Room	Main	18`8" x 13`3"
Dining Room	Main	10`0" x 8`7"	Kitchen	Main	10`4" x 15`2"
Laundry	Main	6`10" x 8`5"	2pc Bathroom	Main	4`10" x 4`11"
Bedroom - Primary	Second	13`11" x 14`11"	4pc Ensuite bath	Second	13`11" x 12`1"
Walk-In Closet	Second	7`6" x 6`5"	4pc Bathroom	Second	8`3" x 8`11"
Bedroom	Second	11`7" x 9`11"	Bedroom	Second	11`10" x 10`3"
Game Room	Basement	18`0" x 8`9"	Kitchen	Basement	9`8" x 8`8"

**Bedroom  
Furnace/Utility Room**

**Basement  
Basement**

**12`5" x 8`6"  
4`9" x 8`5"**

**4pc Bathroom**

**Basement**

**8`1" x 8`10"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0624986**

Zoning:  
**R1**

Remarks

Pub Rmks: **Welcome to 247 Pacific Crescent. This one-of-a-kind single-family home has 4 bedrooms in total and 3.5 bathrooms. This property is located on a quiet street with a beautiful greenbelt location, offering peace and privacy in a highly desirable setting. Recently painted from top to bottom, this home features a functional family layout perfect for comfortable living and entertaining. The main floor boasts an open-concept floor plan ideal for hosting gatherings. The spacious living room, complete with a lovely gas fireplace, seamlessly transitions into the elegant dining area. The dining area features bright bay windows that offer stunning views and patio door access to the backyard. The kitchen is a chef's dream, featuring plenty of rich cabinetry, a corner pantry, and a kitchen island with a breakfast bar, providing ample space for meal preparation and casual dining. The main floor also includes a separate entrance from the laundry room and a 2-piece bathroom for added convenience. The upper level houses three large bedrooms, including a primary bedroom with a spa-like 5-piece ensuite and a spacious walk-in closet, offering a luxurious retreat. The additional bedrooms each offer ample closet space, ensuring plenty of storage. A 4-piece main bathroom completes this floor, providing comfort and convenience for family and guests. The fully finished basement features a sizeable recreation room and a kitchenette, offering versatile space for various activities and gatherings. This level includes a generously sized bedroom with a 4-piece ensuite, plus a separate laundry room for added convenience, making it perfect for guests or extended family. The garage has been fully permitted with the RMWB for a secondary/commercial kitchen, presenting exciting entrepreneurial opportunities for the creative homeowner. This property is truly a catch, offering tons of added value. Be sure to check out the photos, floor plans, and 3D tour, and call today to book your personal viewing. Don't miss the chance to make this exceptional home your own!**

Inclusions: **Refrigerator, Stove, Dishwasher, Microwave, Air Conditioning, and All Window Coverings. Basement Appliances: Refrigerator, Washer, Dryer, and Microwave. Small Business Inclusions Negotiable.**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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