



THE
A-TEAM

**RE/MAX
FIRST**

450 PACIFIC Crescent, Fort McMurray T9K 0E4

MLS® #: **A2153533**

Area: **Timberlea**

Listing Date: **07/31/24**

List Price: **\$589,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2007**

Finished Floor Area
Abv Sqft: **1,220**
Low Sqft:
Ttl Sqft: **1,220**

DOM

49
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **4,965 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Landscaped,Standard Shaped Lot**
Park Feat: **Aggregate,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Parking Pad,Side By Side,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Beamed Ceilings,Built-in Features,Chandelier,High Ceilings,Jetted Tub,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`0"
Bedroom	Main	9`9" x 10`10"
Dining Room	Main	11`8" x 8`6"
Living Room	Main	13`8" x 18`2"
4pc Bathroom	Basement	9`3" x 4`10"
Bedroom	Basement	9`2" x 10`9"

Room	Level	Dimensions
4pc Ensuite bath	Main	5`10" x 9`4"
Bedroom	Main	10`10" x 9`4"
Kitchen	Main	11`8" x 12`9"
Bedroom - Primary	Main	12`5" x 17`1"
Bedroom	Basement	12`10" x 12`10"
Laundry	Basement	9`3" x 7`3"

Game Room

Basement

29`6" x 24`6"

Furnace/Utility Room
Legal/Tax/Financial

Basement

12`8" x 8`10"

Title:
Fee Simple
Legal Desc:

0621383

Zoning:
R1

Remarks

Pub Rmks:

Welcome to 450 Pacific Crescent: Experience luxury and comfort in this professionally renovated bungalow featuring five bedrooms, three bathrooms, and a bright walk-out basement that opens onto well-maintained walking paths leading to various schools and parks in the heart of Timberlea. This home has undergone nearly \$120,000 in updates (2020) to modernize its finishes. The main living space now boasts an open concept design with immaculate engineered hardwood floors, a new gas fireplace surrounded by subway tile backsplash and a maple beam mantel that complements the beam running along the top of the vaulted ceilings. Modern yet rustic lighting fixtures illuminate the entry and dining room, enhancing the home's aesthetic appeal. The kitchen is a chef's dream, featuring gleaming white quartz countertops, new cabinetry, stainless steel appliances, including a built-in microwave and gas range, and ample storage space. The long peninsula, adorned with glass pendant lights, provides a perfect spot for casual dining and entertaining. The main level hosts three bedrooms, each with unique feature walls that add subtle character. The hallway's four-piece bathroom has been professionally renovated, showcasing new tile surround bath/shower, flooring, a vanity, and modern lighting. The primary suite at the end of the hall offers a retreat-like atmosphere with vaulted ceilings, a walk-in closet, and an ensuite bathroom that mirrors the hall bath's cohesive, updated design. The lower level features a spacious, bright recreation and family room. The walk-out basement allows abundant natural light, offering views of the grassy yard and walking path beyond the fence. Two generously sized bedrooms with brand new carpet (2024) and a third full bathroom complete this level. The lower level of the home also offers plenty of storage space both in the laundry room, utility room and under the stairs. Additional features include a driveway for two vehicles, an attached double car garage, a gas line on the back deck for convenient BBQing, and a location in a quiet community just seconds away from Timberlea's amenities. Schedule your private tour today and discover your new home.

Inclusions:
Property Listed By:

**Deep Freezer.
The Agency North Central Alberta**

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











