



THE
A-TEAM

**RE/MAX
FIRST**

490 PACIFIC Crescent, Fort McMurray T9K 0E4

MLS®#: **A2155883**

Area: **Timberlea**

Listing Date: **08/08/24**

List Price: **\$454,900**

Status: **Active**

County: **Wood Buffalo**

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

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,397**

Lot Information

Lot Sz Ar: **5,083 sqft**
Lot Shape:

Low Sqft:
Ttl Sqft: **1,397**

DOM

39
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,No Neighbours Behind,Landscaped**
Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Storage**

Construction: **Stone,Vinyl Siding**
Flooring: **Ceramic Tile,Hardwood**
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: **Granite Counters,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`5"
Bedroom	Main	8`10" x 12`0"
Dining Room	Main	12`2" x 12`5"
Kitchen	Main	15`6" x 9`2"
Living Room	Main	14`5" x 14`4"
4pc Bathroom	Basement	9`11" x 7`8"
Bedroom	Basement	13`11" x 12`0"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`0" x 4`11"
Bedroom	Main	8`11" x 12`0"
Family Room	Main	14`2" x 10`5"
Laundry	Main	11`9" x 5`0"
Bedroom - Primary	Main	11`3" x 14`8"
Bedroom	Basement	14`11" x 10`4"
Kitchen	Basement	12`2" x 14`6"

Game Room
Furnace/Utility Room

Basement
Main

11`10" x 11`9"
10`0" x 8`3"

Storage

Basement

12`3" x 18`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0621383

Zoning:
R1

Remarks

Pub Rmks:

Welcome to 490 Pacific Crescent: This bright and airy bungalow boasts a warm and welcoming interior with easy to style white paint on the walls, vaulted ceilings, New Appliances in the kitchen (2021), New Carpet in the Bedrooms (2024), abundant natural light, and an incredible open floor plan. With a long driveway, attached garage, and an illegal suite in the basement and a beautiful garden oasis in the backyard, this home offers all the benefits of homeownership at a great price in the heart of Timberlea. The stamped driveway leads to a heated attached double car garage, providing parking for four vehicles or additional storage for your recreational toys. The front garden and lawn add curb appeal and greet you as you arrive. Inside, the spacious open floor plan features a front living room with a natural gas fireplace and a large front window. The adjacent dining room has ample space for a large table, perfect for entertaining. Next the kitchen showcases updated white quartz countertops, stainless steel LG appliances (only three years old), and a long eat-up breakfast bar while deep cupboards offer plenty of storage space. Behind the kitchen, a versatile family room could serve as a home office or breakfast nook with access to the back deck, which overlooks a beautifully landscaped backyard complete with gardens and a garden shed for your tools. Down the hall, three bedrooms await, including a spacious primary bedroom with a walk-in closet and ensuite bathroom and all bedrooms have brand new carpet just installed in July (2024). A four-piece bathroom is conveniently located across from the other two bedrooms. The main floor also features a laundry area in the garage entry hall for added convenience. The lower level of the home offers even more living space with a large living area flanked by two generously sized bedrooms. The eat-in kitchenette down the hall includes ample cupboards and counter space, with a full fridge included. Additional features of the home include a new hot water tank (2024), central air conditioning, and central vacuum. Loaded with value, this home is ready for new owners. Schedule a tour of 490 Pacific Crescent today!

Inclusions:
Property Listed By:

N/A
The Agency North Central Alberta

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











