



THE
A-TEAM

**RE/MAX
FIRST**

246 PACIFIC Crescent, Fort McMurray T9K 0G1

MLS® #: **A2155991** Area: **Timberlea** Listing Date: **08/06/24** List Price: **\$430,000**
 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
 Lot Sz Ar: **4,220 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,138**
 Low Sqft:
 Ttl Sqft: **1,138**

DOM

43
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Vinyl Siding**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Upper	8`10" x 5`2"
2pc Bathroom	Main	4`11" x 5`6"
Bedroom	Upper	10`2" x 11`8"
4pc Bathroom	Upper	7`6" x 5`1"
Kitchen	Main	10`0" x 9`5"

Room	Level	Dimensions
Living Room	Main	16`0" x 15`10"
Bedroom - Primary	Upper	11`9" x 12`0"
Bedroom	Upper	9`4" x 11`7"
Dining Room	Main	17`3" x 9`1"
Breakfast Nook	Main	11`1" x 11`6"

Legal/Tax/Financial

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

Zoning: **R1S**

Remarks

Pub Rmks: **An opportunity has arisen to own an amazing property on a corner lot in the sought area of Timberlea. Double detached heated garage, maintenance free yard, and trees are some of the great exterior features of YOUR new home! If you are a buyer looking to add some sweat equity into a home - the partially finished basement allows for just that. You'll want to view this amazing two storey home and see all the potential it has to offer you and YOUR family! 3 bedrooms up, including master with ensuite, formal dining, large living room and a fabulous kitchen on the main floor. Basement awaits your ideas and inspiration!**

Inclusions: **PERSONAL BELONGINGS**

Property Listed By: **PEOPLE 1st REALTY**

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