



THE
A-TEAM

**RE/MAX
FIRST**

157 PICKLES Crescent, Fort McMurray T9K2L7

MLS® #: **A2156782** Area: **Timberlea** Listing Date: **08/08/24** List Price: **\$524,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **4,256 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard, Landscaped, Rectangular Lot, See Remarks**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,474**
 Low Sqft:
 Ttl Sqft: **1,474**

DOM

41
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Modified Bi-Level**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line, Lighting, Storage**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **See Remarks**
 Int Feat: **Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Second	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"	Bedroom	Main	11`0" x 9`8"
Kitchen	Main	9`0" x 14`0"	Game Room	Basement	25`0" x 29`1"
Laundry	Basement	12`0" x 16`5"	Bedroom	Main	12`0" x 9`5"
Dinette	Main	9`0" x 11`0"	Living Room	Main	18`0" x 15`0"

**Bedroom - Primary
Storage**

**Second
Basement**

**13`0" x 15`0"
15`0" x 10`0"**

Bedroom

Basement

10`0" x 11`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R1S

0425749

Remarks

Pub Rmks:

157 Pickles Cres - Your Gorgeous Modified bi-level is situated on a fully landscaped and fenced yard with a double attached heated garage and large driveway. Inside you are greeted with a large foyer with cathedral ceiling height, a large entrance closet leading to the main Open concept floor plan. The main floor has a renovated kitchen with gorgeous finishings, an abundance of white cupboards, a massive kitchen island, corner pantry lots of countertop space with laminated counters beautifully finished with white subway tile, stainless steel appliances. The main floor features vaulted ceilings, gorgeous, neutral, paint colors, renovated vinyl flooring. The large living room has an abundance of natural lighting with large windows, a corner, gas fireplace and the dinette area is oversized with access to the fully fenced backyard and deck area. On the main floor, you also find two oversized bedrooms and a four piece main bathroom. Over the garage you will find your primary suite giving you some seclusion as it is separated from the main floor. The oversized primary bedroom features a four piece en suite and walk-in closet and built in shelving. The basement is fully finished with high ceilings featuring one oversized bedroom, a massive laundry, furnace and utility room. The basement also has a three-piece bathroom, a huge rec room with large windows providing lots of natural lighting. Your home also features essential air conditioning, central vac, and attached double car garage, which is heated renovations throughout and is close to walking trails, parks, shopping, public transportation, and so much more. Do not miss out on this beautiful home and call today for your own private viewing.

Inclusions:

Property Listed By:

**Fridge, stove, microwave, dishwasher, washer, dryer, window, coverings, garage, door, opener, garage door, remote, open (one), central A/C, central vac.
COLDWELL BANKER UNITED**

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