



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**173 PICKLES Crescent, Fort McMurray T9K 2T7**

MLS®#: **A2162732**

Area: **Timberlea**

Listing Date: **09/04/24**

List Price: **\$539,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 02-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2005**

Finished Floor Area  
Abv Sqft: **1,651**  
Low Sqft:  
Ttl Sqft: **1,651**

Lot Information

Lot Sz Ar: **4,246 sqft**  
Lot Shape:

DOM

**77**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Landscaped**  
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Jetted Tub,Separate Entrance,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 13`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`2" x 10`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`4" x 18`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`11" x 4`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`7" x 11`11"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 9`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 9`9"</b>	<b>Laundry</b>	<b>Upper</b>	<b>7`3" x 4`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 9`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`8" x 11`9"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>	<b>Kitchenette</b>	<b>Basement</b>	<b>9`8" x 7`0"</b>

**Living/Dining Room Combination**Basement

11`9" x 7`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**0425749**

Remarks

Pub Rmks: **Ideally located, this 5-bedroom, 3.5-bathroom, 2-storey property offers over 2300 square feet of fully developed living space, offering exceptional value including renovations galore and a separate entrance to a fully furnished basement suite (illegal), great for in-laws or revenue option (previously rented for \$1,500/month). The interior has been tastefully updated with brand new hardwood flooring on both the main and upper levels, complemented by fresh paint and trim throughout. The heart of the home is the modern kitchen, featuring brand new white cabinets, a stylish backsplash, and updated appliances (less than 2 years old). The spacious layout includes a large tiled foyer, a formal dining room, an eat-in dinette area, powder room, and a generous living room with a gas fireplace. Step outside to enjoy the massive outdoor deck, (built with durable 2x12 construction) overlooking the fully fenced backyard—perfect for summer BBQs and outdoor activities. The backyard also includes a handy shed for extra storage, and no backyard neighbors!! Upstairs, you'll find three bedrooms, all with the same beautiful hardwood flooring, including the primary suite, which boasts a bedroom-sized walk-in closet and an ensuite bath with a luxurious corner jetted tub and stand-up shower. The convenience of a 2nd-floor laundry room adds to the appeal of this level. Practical updates include a furnace replacement in 2011 and new siding, valued at over \$40,000, completed just a few years ago. The attached heated garage is a handyman's dream, fully painted and finished with diamond plate, and the oversized 34-foot driveway offers ample parking, even for a trailer. This home truly has it all—modern updates and space for the whole family. It'll feel like home the moment you walk through the front door.**

Inclusions: **fridge, stove, dishwasher, otr microwave, washer, dryer, existing window coverings, shed, central vac, garage heater, garage door opener, basement: fridge, microwave, washer, dryer, furnishings, extra washer/dryer in the shed**

Property Listed By: **COLDWELL BANKER UNITED**

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









