



THE
A-TEAM

**RE/MAX
FIRST**

278 PACIFIC Crescent, Fort McMurray T9K 0G1

MLS®#: **A2166147** Area: **Timberlea** Listing Date: **09/16/24** List Price: **\$589,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2007** Abv Sqft: **1,705**
Lot Information Low Sqft:
 Lot Sz Ar: **7,457 sqft** Ttl Sqft: **1,705**
 Lot Shape:

DOM

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

Parking

Ttl Park: **8**
 Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Pie Shaped Lot**
 Park Feat: **Parking Pad,RV Access/Parking,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Fireplace(s),Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Laminate Counters,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 5`8"	Dining Room	Main	9`3" x 8`7"
Family Room	Main	12`0" x 11`3"	Kitchen	Main	8`7" x 12`5"
Living Room	Main	13`6" x 20`1"	4pc Bathroom	Second	9`7" x 4`11"
Bedroom - Primary	Second	12`7" x 15`6"	Bedroom	Second	10`6" x 13`2"
Bedroom	Second	9`8" x 12`1"	4pc Bathroom	Basement	7`11" x 5`0"
Bedroom	Basement	10`2" x 10`4"	Bedroom	Basement	9`6" x 13`7"
Kitchen	Basement	8`5" x 14`6"	Living Room	Basement	11`0" x 16`6"

Furnace/Utility Room

Basement

7'7" x 7'2"

4pc Ensuite bath
Legal/Tax/Financial

Second

9'7" x 4'11"

Title:
Fee Simple
Legal Desc:

0624986

Zoning:
R1S

Remarks

Pub Rmks: **One-of-a-Kind Timberlea Gem with Massive Detached Garage! This exceptional home is situated on a spacious 7,500 sqft pie-shaped corner lot, offering 1,700 sqft of living space. Boasting one of the largest detached garages in Timberlea—30x30 with 13-foot vaulted ceilings, oversized 10-foot garage doors, and an abundance of natural light through multiple windows—this garage is a dream for anyone with large vehicles, even big enough to fit a dump truck! Heated and meticulously clean, it's perfect for year-round use. The property also features RV parking and ample space for multiple vehicles. Inside, you'll find a bright and open layout with a large dining area, perfect for entertaining. Upstairs are 3 spacious bedrooms, including a master with a full ensuite and walk-in closet. The additional two bedrooms share a convenient Jack-and-Jill bathroom. The basement features a fully developed, non-legal 2-bedroom suite with its own private side entrance, providing extra space for extended family or rental income potential. This home is truly a rare find—don't miss your chance to own it! call for your personal tour**

Inclusions:
Property Listed By:

n/a
EXP REALTY

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









