



THE
A-TEAM

**RE/MAX
FIRST**

162 PACIFIC Crescent, Fort McMurray T9H5E6

MLS® #: **A2172979**

Area: **Timberlea**

Listing Date: **10/14/24**

List Price: **\$379,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$26k, 08-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2009

Lot Information

Finished Floor Area

Abv Sqft:

1,219

Low Sqft:

Ttl Sqft:

1,219

Lot Sz Ar:

3,668 sqft

Lot Shape:

DOM

38

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

Landscaped

Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer

Int Feat:

Separate Entrance

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	3`3" x 3`3"	Bedroom	Main	3`3" x 3`3"
Bedroom - Primary	Main	3`3" x 3`3"	Bedroom	Basement	3`3" x 3`3"
Bedroom	Basement	3`3" x 3`3"	3pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0621383

Zoning:
R1S

Remarks

Pub Rmks: **Bi-level home on Pacific Crescent with Legal Suite. Long time tenants in place both up and down offering revenue generating possibilities. Located in a very family friendly neighborhood that is conveniently situated near shopping amenities, schools and recreation facilities. This property offers a number option for the new owner(s). Upstairs, are 3 bedrooms and 2 full bathrooms. An open and bright kitchen has a large window and skylight. Livingroom facing the front of the property has more large bay windows. The Legal Suite basement has full kitchen, separate laundry, 2 bedrooms and another full bathroom. This property is very well priced and ready ready for new owners.**

Inclusions: **N/A**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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