



THE
A-TEAM

**RE/MAX
FIRST**

201 PICKLES Crescent, Fort McMurray T9K 2T7

MLS®#: **A2178375**

Area: **Timberlea**

Listing Date: **11/09/24**

List Price: **\$729,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$10k, 03-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Fort McMurray**
City/Town: **Fort McMurray**
Year Built: **2005**
Lot Information
Lot Sz Ar: **11,345 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,887**
Low Sqft:
Ttl Sqft: **1,887**

DOM

144
Layout
Beds: **4 (2 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Front Yard,Fruit Trees/Shrub(s),Garden,Landscaped,Lawn**
Park Feat: **Alley Access,Double Garage Attached,Double Garage Detached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard,Storage**

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

Kitchen Appl: **Gas Range,Microwave,Range Hood,See Remarks,Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum,Chandelier,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 5`11"
Dining Room	Main	14`5" x 9`7"
Laundry	Main	8`6" x 5`5"
4pc Bathroom	Upper	8`9" x 4`11"
Bedroom - Primary	Upper	21`1" x 13`0"
Bedroom	Upper	10`6" x 10`2"

Room	Level	Dimensions
Den	Main	11`9" x 13`7"
Kitchen	Main	14`6" x 13`7"
Living Room	Main	14`10" x 17`2"
4pc Ensuite bath	Upper	8`6" x 17`10"
Walk-In Closet	Upper	7`0" x 11`0"
3pc Bathroom	Lower	7`7" x 5`8"

Bedroom
Game Room

Lower
Lower

10`11" x 18`8"
17`10" x 11`2"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Lower
Lower

12`6" x 12`9"
7`11" x 11`2"

Title:
Fee Simple
Legal Desc:

0425749

Zoning:
R1S

Remarks

Pub Rmks:

Welcome to 201 Pickles Crescent, a CUSTOM-BUILT HOME nestled on a sprawling 11,000+ Sq Ft lot, complete with DOUBLE ATTACHED AND DETACHED GARAGES, one with in-floor heating and the other with forced air. This exceptional property offers convenient back alley access and parking space for a 50-FT RV, making it the ideal blend of luxury and practicality. Inside, the home includes a CHEF'S DREAM KITCHEN, equipped with premium upgrades, including granite countertops, a spacious island, and Thermador commercial-grade stainless steel appliances—a gas stove with grill and griddle, a refrigerator, and a powerful vent hood fan. The sunny dinette offers picturesque views of the expansive backyard and flows seamlessly into the open-concept living room, where a cozy gas fireplace and a built-in surround sound speaker system create a warm, inviting ambiance. Also on the main level you'll find a second dining room that can be used as a den, a convenient half bath around the corner, laundry room, and direct access to the attached garage. Upstairs, the large primary bedroom features its own gas fireplace and a custom walk-in closet. The luxurious ensuite bath is thoughtfully designed with a jetted tub, a spacious stand-up shower, and a second laundry hookup. An additional full bath and second bedroom complete the upper level. The basement, perfect for entertaining or extended family living, offers two generous bedrooms, a full bathroom, and a large family room, all complemented by trendy epoxy flooring over in-floor heating. Outside, the fully fenced yard is a serene retreat with mature trees, perennials, and a striking white oak tree. Enjoy year-round comfort with a recently upgraded in-floor heating system (2-zone, replaced 2 years ago) and an updated 50-gallon hot water tank. Additional features include a heat recovery system, 100-amp electrical panel with room for expansion, a heater in the second garage, and gorgeous hardwood floors throughout most of the home adding elegance and style. Discover unparalleled quality, comfort, and convenience in this extraordinary home at 201 Pickles Crescent.

Inclusions: **Fridge, Stove, Washer, Dryer, Gazebo, Shed, A/C, Central Vac & Attachments, 3 Garage Door Remotes, All Window Coverings, Other Furnishings Negotiable, Hand Rail for Deck (not installed), Flooring for Gazebo (not installed)**

Property Listed By:

People 1st Realty

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













