



THE
A-TEAM

**RE/MAX
FIRST**

290 PACIFIC Crescent, Fort McMurray T9K 0G5

MLS®#: **A2194522**

Area: **Timberlea**

Listing **02/13/25**

List Price: **\$491,400**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$29k, 11-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2007**
Lot Information
Lot Sz Ar: **5,151 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,761**
Low Sqft:
Ttl Sqft: **1,761**

DOM

46
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

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

Construction: **Concrete,Mixed,Vinyl Siding**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Jetted Tub,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`0" x 8`10"
Kitchen	Main	12`2" x 12`9"
Dining Room	Main	12`2" x 7`6"
4pc Bathroom	Second	6`11" x 9`1"
5pc Ensuite bath	Second	12`3" x 8`9"
Bedroom	Main	10`4" x 11`1"
Bedroom	Basement	11`1" x 9`7"

Room	Level	Dimensions
Laundry	Main	8`2" x 7`8"
Living Room	Main	16`10" x 15`2"
2pc Bathroom	Main	4`11" x 5`9"
Bedroom - Primary	Second	15`1" x 14`8"
Bedroom	Second	10`6" x 11`1"
3pc Bathroom	Basement	6`5" x 9`9"
Game Room	Basement	15`1" x 17`7"

Furnace/Utility Room

Basement

5`5" x 14`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R1

0624986

Remarks

Pub Rmks:

290 Pacific Crescent is located in a great family friendly Timberlea neighbourhood close to schools, trails, parks, shops and more! This spacious 2-storey home boasts 4-bedroom, 3.5-bathroom, a double attached garage, and double driveway situated on an over 5100 sq/ft lot. Inside, on the main floor, you'll find a convenient laundry room with a wash tub and a 2-piece bathroom enroute to the garage. What a spot to clean up before entering the home! The open-concept living room is equipped with a gas fireplace and loads of windows which flow nicely to the kitchen, and dining area. The open layout creates a comfortable and large space for the family. Enhanced with plenty of natural light and a lovely view of the backyard it's a perfect match for families with kids/pets. The second-floor features three generously sized bedrooms. The primary bedroom boasts a luxurious 5-piece ensuite bathroom with a large corner jetted tub, his/her sinks, and stand alone shower. This primary is large and is also equipped with a great walk-in closet. The finished basement includes a rec room, an additional bedroom, and a newer updated 4-piece bathroom. The ceiling just needs to be put in. So a little bit of handy work and this place can be an amazing investment! The backyard is a good size for entertaining or relaxing. It features a decent-sized deck and a storage shed w/ plenty of space for a pool, swing set and hot tub! This home can be yours at a great price! Home is sold as is where is. Come for a viewing today!

Inclusions:

Property Listed By:

Sold as is where is

People 1st Realty

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







