



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**247 PACIFIC Crescent, Fort McMurray T9K 0G1**

MLS®#: **A2196540**

Area: **Timberlea**

Listing Date: **02/22/25**

List Price: **\$589,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2007**

Lot Information

Lot Sz Ar:

**5,013 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,709**

Low Sqft:

Ttl Sqft:

**1,709**

DOM

**98**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped,Standard Shaped Lot**

**Double Garage Attached,Heated Garage,On Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Microwave,Refrigerator,See Remarks,Stove(s),Washer/Dryer,Window Coverings**

Int Feat:

**Breakfast Bar,Double Vanity,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`11"
Foyer	Main	6`5" x 8`4"
Laundry	Main	6`9" x 8`6"
4pc Bathroom	Second	8`11" x 8`3"
Bedroom	Second	10`0" x 11`7"
Bedroom - Primary	Second	14`11" x 13`11"
4pc Bathroom	Basement	8`9" x 8`0"
Kitchenette	Basement	8`8" x 9`7"
Furnace/Utility Room	Basement	8`5" x 4`10"

Room	Level	Dimensions
Dining Room	Main	10`1" x 6`0"
Kitchen	Main	10`3" x 13`0"
Living Room	Main	17`0" x 12`10"
5pc Ensuite bath	Second	12`2" x 13`11"
Bedroom	Second	10`0" x 11`10"
Walk-In Closet	Second	6`6" x 7`5"
Bedroom	Basement	8`6" x 12`5"
Game Room	Basement	8`7" x 18`8"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0624986**

Remarks

Pub Rmks: **MODERN LIVING WITH BUSINESS POTENTIAL! Welcome to 247 Pacific Crescent, a stunning 2007-built 2-STOREY home nestled on a spacious 5,000+ sq. ft. lot, backing onto a serene GREENBELT with NO NEIGHBOURS on one side - offering privacy and tranquility. From the moment you arrive, the WIDE DRIVEWAY and impressive CURB APPEAL set the tone for what awaits inside. Step through the front door to soaring HIGH CEILINGS and an abundance of natural light flooding the OPEN-CONCEPT main floor. The cozy GAS FIREPLACE anchors the living room, while the kitchen with an EAT-UP BREAKFAST BAR, subway tile backsplash, STAINLESS STEEL APPLIANCES, and CORNER PANTRY creates a space that's both functional and beautiful. A SEPARATE ENTRANCE off the LAUNDRY ROOM and a convenient 2-piece bath complete this level. Upstairs, THREE generously sized bedrooms await, including a primary retreat with a SPA-INSPIRED 5-piece ENSUITE featuring DUAL SINKS, a JACUZZI TUB, and a SEPARATE SHOWER, along with a WALK-IN CLOSET. The additional bedrooms feature ample storage and share a well-appointed 4-piece bathroom. The FULLY FINISHED BASEMENT offers incredible versatility, featuring a LARGE REC ROOM, a KITCHENETTE, a SPACIOUS BEDROOM with its OWN 4-piece ensuite, and even a SEPARATE LAUNDRY ROOM - ideal for guests or extended family. But the TRUE STANDOUT? The FULLY PERMITTED garage-turned-commercial kitchen - ready for your HOME-BASED business dreams! Equipped with PROFESSIONAL-GRADE appliances, the seller is even WILLING TO LEAVE most of the equipment, making this a TURNKEY OPPORTUNITY for entrepreneurs. Step outside to the FULLY FENCED BACKYARD, where you'll enjoy ultimate privacy with NOTHING BUT GRASS AND A VIEW OF THE PARK. With CENTRALIZED A/C and an UNBEATABLE LOCATION near schools, playgrounds, and bus stops, this home is as practical as it is impressive. Don't miss your chance to own a home that perfectly blends MODERN LIVING WITH BUSINESS POTENTIAL! Call today for your exclusive private tour!**

Inclusions: **Main: Fridge, Dishwasher, Stove, Microwave, Air Conditioning, All Window Coverings Basement: Refrigerator, Washer, Dryer, and Microwave**  
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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











