



THE
A-TEAM

**RE/MAX
FIRST**

266 PACIFIC Crescent, Fort McMurray T9K 0E6

MLS®#: **A2209978**

Area: **Timberlea**

Listing Date: **04/09/25**

List Price: **\$425,000**

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

Finished Floor Area

Lot Sz Ar:

3,681 sqft

Lot Shape:

0.00X0.00

Abv Sqft:

1,210

Low Sqft:

Ttl Sqft:

1,210

DOM

9

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Landscaped,Standard Shaped Lot
Driveway,Gravel Driveway,Off Street**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer: **Sewer**

Ext Feat: **None**

Construction:

Concrete,Other,See Remarks,Shingle Siding

Flooring:

Laminate,Linoleum

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Open Floorplan

Utilities:

Electricity Available,Natural Gas Available,Garbage Collection

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R1S

Legal Desc:

0624986

Remarks

Pub Rmks:

BUY THIS HOME & HAVE SOMEONE ELSE PAY YOUR MORTGAGE! This cute & cozy bi-level offers lots to the savvy buyer! SEPARATE Entrance to a 2 BEDROOM LEGAL SUITE with full kitchen, living room & bathroom, and common laundry room. The upstairs features 3 bedrooms, bathroom open concept kitchen and living room with vaulted ceilings and laminate flooring. Kitchen area also features an eat up breakfast bar! Lots of parking out back with room for 3- 4 vehicles. If you are looking for a great investment opportunity, then ANSWER THE DOOR and add this one to your MUST have property list! CALL NOW!

Inclusions:

fridge x 2, stove x 2, dishwasher, washer/dryer x 2, all window blinds

Property Listed By:

RE/MAX Connect

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







