



THE
A-TEAM

**RE/MAX
FIRST**

126 PEARL Bay, Fort McMurray T9K 0E7

MLS®#: **A2210029**

Area: **Timberlea**

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

List Price: **\$715,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 03-May**

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:

7,645 sqft

Lot Shape:

Abv Sqft:

2,217

Low Sqft:

Ttl Sqft:

2,217

DOM

31

Layout

Beds:

5 (3 2)

Baths:

4.0 (3 2)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Cul-De-Sac,Front Yard,Low Maintenance Landscape,Pie Shaped Lot,Private Double Garage Attached,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Private Entrance,Private Yard,Storage**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Hardwood,Tile,Vinyl

Water Source:

Fnd/Bsm:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Ceiling Fan(s),Central Vacuum,Closet Organizers,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Sump Pump(s),Walk-In Closet(s),Wired for Sound

Utilities:

Room Information

Room

Dining Room

Kitchen

2pc Bathroom

Bedroom

4pc Bathroom

Bedroom - Primary

Level

Main

Main

Main

Second

Second

Second

Dimensions

10`11" x 12`9"

23`10" x 10`8"

5`4" x 5`0"

14`4" x 10`10"

8`0" x 7`5"

11`2" x 15`9"

Room

Living Room

Family Room

Laundry

Bedroom

4pc Ensuite bath

Loft

Level

Main

Main

Main

Second

Second

Second

Dimensions

14`9" x 11`5"

23`10" x 14`2"

9`0" x 5`0"

14`5" x 10`10"

10`5" x 11`3"

10`3" x 9`2"

Bedroom	Basement	13`2" x 11`2"	Furnace/Utility Room	Basement	10`1" x 6`9"
Bedroom	Basement	10`8" x 15`3"	4pc Bathroom	Basement	5`0" x 8`4"
2pc Bathroom	Basement	8`6" x 6`10"	Storage	Basement	4`8" x 8`5"
Kitchenette	Basement	14`4" x 8`3"	Game Room	Basement	23`2" x 20`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **0621383**

Zoning:
R1

Remarks

Pub Rmks: **Welcome to 126 Pearl Bay - The Perfect Family Home in the Heart of Timberlea! Nestled on a quiet cul-de-sac in one of Fort McMurray's most sought-after family neighborhoods, this beautifully maintained home is the perfect blend of size, style, and location. With over 3,300 sq. ft. of total living space on a massive 7,600+ sq. ft. pie-shaped lot, and a double attached heated garage, this is a home that truly stands out. Step inside and be greeted by a warm and welcoming foyer. To your right, a bright and cozy living room sets the tone for hosting guests and quiet evenings. On this level you will find ANOTHER spacious family room with a gas fireplace, flowing seamlessly into the kitchen and dining area—ideal for entertaining and everyday living. The kitchen is equipped with granite countertops, ample cabinetry, and upgraded stainless steel appliances (all replaced within the last 3 years). Just off the kitchen, there's a dedicated dining area perfect for family meals or entertaining guests. A half bathroom and main floor laundry add convenience to this well-thought-out layout. Upstairs, you'll find a versatile bonus room perfect as a home office or playroom. The primary bedroom retreat features bay windows, a walk-in closet, and a luxurious ensuite with a jetted tub—your personal escape after a long day. Two more generously sized bedrooms and a full bathroom complete the upper level. The second-floor features NEW INSTALLED LUXURY VINYL PLANK flooring with wide and long boards, adding a touch of elegance and modern style. The fully finished basement is built for entertaining and extended family living, offering a huge rec room, two additional bedrooms, a full bathroom with a new vanity, a half bathroom, IN-FLOOR HEATING, and a storage room. Outside, the immense backyard offers the perfect space for kids to play, summer BBQs, or simply relaxing under the stars. There's even a storage shed for your tools and toys. The heated double attached garage and a driveway. Located just minutes from Holy Trinity, École McTavish, Christina Gordon Public School, scenic walking trails, and bus stops—with the future Super Walmart and more amenities right around the corner—this home offers the ultimate in family-friendly convenience. Freshly painted, lovingly maintained, and move-in ready—this is more than just a house... it's where your family's next chapter begins. Schedule your private tour today. The listing Realtor discloses he is one of the owners of the property.**

Inclusions: **Central Air Conditioner, Dishwasher, Microwave, Refrigerator x2, Stove, Washer/Dryer, Window Coverings, Shed**
Property Listed By: **EXP REALTY**

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











