



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**147 PACIFIC Crescent, Fort McMurray T9K0E7**

MLS® #: **A2210454**

Area: **Timberlea**

Listing Date: **04/11/25**

List Price: **\$540,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 02-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:

**5,153 sqft**

Lot Shape:

Abv Sqft:

**1,384**

Low Sqft:

Ttl Sqft:

**1,384**

DOM

**50**

Layout

Beds:

**4 (2 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped**

**Double Garage Attached,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**

Int Feat:

**Kitchen Island,No Smoking Home,Pantry**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**R1**

Legal Desc:

**0621383**

Remarks

Pub Rmks: **Welcome to 147 Pacific Crescent. This 4-bedroom, 3-bathroom bilevel beauty is bursting with personality and packed with everything your family needs! Located in**

a warm and welcoming, family-friendly neighbourhood, this home is just a hop, skip, and jump away from parks, schools, and all the everyday essentials. Step inside to find rich hardwood floors, sleek ceramic tile, and stunning stone countertops that bring both style and function to your space. The open-concept main floor is perfect for hosting get-togethers or simply enjoying cozy nights in. Fresh paint gives the home a bright and modern vibe, while thoughtful touches like A/C and a gas BBQ line on the back deck make comfort and convenience a given. Got gear? Toys? Tools? The attached heated double garage has you covered, literally! Whether you're a hobbyist, an organizer, or just someone who appreciates warm morning starts, this garage is a game changer. Whether you're a growing family or just love to entertain, 147 Pacific Crescent offers space, style, and a whole lot of heart. Come see why this could be your next perfect move!

Inclusions:

Property Listed By:

Fridge, stove, OTR microwave, dishwasher, washer and dryer, central A/C, existing window coverings, garage heater, garage door opener and remote.

RE/MAX Connect

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







