



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**118 PEBBLE Lane, Fort McMurray T9K 0E3**

MLS®#: **A2212085**

Area: **Timberlea**

Listing Date: **04/15/25**

List Price: **\$599,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$900, 07-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:

**4,514 sqft**

Lot Shape:

Abv Sqft:

**2,346**

Low Sqft:

Ttl Sqft:

**2,346**

DOM

**24**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**See Remarks**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit**

Construction: **Concrete,Stone,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`0" x 5`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`6" x 10`2"</b>
<b>Family Room</b>	<b>Main</b>	<b>14`7" x 17`6"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`5" x 7`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`6" x 13`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`2" x 9`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`5" x 12`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`11" x 5`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`5" x 10`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 10`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`7" x 10`11"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>19`6" x 18`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`1" x 15`6"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>8`8" x 5`7"</b>

4pc Bathroom  
Exercise Room  
Furnace/Utility Room

Basement  
Basement  
Basement

11`5" x 4`11"  
16`6" x 17`9"  
14`1" x 9`3"

Bedroom  
Game Room

Basement  
Basement

11`5" x 14`6"  
14`1" x 24`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**0621366**

Remarks

Pub Rmks: **Welcome to 118 Pebble Lane, a stunning 2,340 sq ft executive home designed with space, style, and function in mind. Featuring 4 bedrooms and 3.5 bathrooms, this property is perfect for both everyday living and entertaining. Step inside to find a welcoming front flex room, ideal for a home office or reading nook. The open-concept kitchen, dining, and living area is truly the heart of the home. The kitchen offers stainless steel appliances, a corner pantry, a breakfast bar, and beautiful cabinetry. The dining area is filled with natural light, creating a calm and inviting atmosphere, while the living room features rich hardwood flooring and a cozy fireplace for relaxing evenings. A mudroom, laundry room, and convenient 2 piece bathroom complete the main level. Upstairs, you'll find a massive bonus room perfect for movie nights or a playroom. This level also includes three generously sized bedrooms. The primary suite is a true retreat, offering a spacious walk-in closet and a 4 piece ensuite with a jetted tub for ultimate relaxation. A 4 piece main bathroom serves the other two bedrooms. The fully finished basement provides even more living space, with a gym/recreation area, TV/media zone, a large bedroom, a 4 piece bathroom, and additional storage. Step outside to enjoy the large deck, roughed in and wired for a hot tub, ideal for entertaining. A shed offers extra storage, and the double attached garage features radiant heat and a roll-up screen for the garage door, perfect for enjoying the space year round. Additional parking is available in the driveway. Located in the heart of Timberlea, this home is close to scenic trails, parks, schools, and all amenities. Call today to book your personal viewing of this amazing home.**

Inclusions: **Refrigerator, Dishwasher, Stove, Central Air Conditioner OTR Microwave, Washer/Dryer, Garage door screen.**

Property Listed By: **EXP REALTY**

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

















