



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**170 PICKLES Bay, Fort McMurray T9K2T7**

MLS®#: **A2215805**

Area: **Timberlea**

Listing Date: **04/29/25**

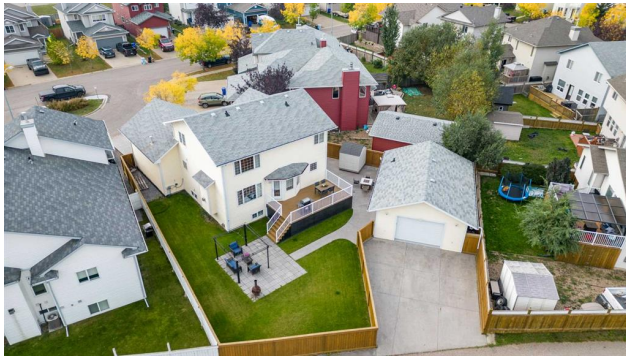
List Price: **\$749,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2005**

Lot Information

Finished Floor Area

Lot Sz Ar:

**7,891 sqft**

Lot Shape:

Abv Sqft:

**1,935**

Low Sqft:

Ttl Sqft:

**1,935**

DOM

**30**

Layout

Beds:

**5 (3 2 )**

Baths:

**4.0 (3 2)**

Style:

**2 Storey**

Parking

Ttl Park:

**10**

Garage Sz:

**4**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Lawn,Pie Shaped Lot,Underground Sprinklers**

**Additional Parking,Alley Access,Concrete Driveway,Double Garage Attached,Double Garage Detached,Garage Door Opener,Garage Faces Front,Garage Faces Rear,Heated Garage,Oversized,RV Access/Parking,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Oven,Refrigerator,Stove(s),Washer,Water Softener,Window Coverings**

Int Feat:

**Chandelier,Closet Organizers,Double Vanity,French Door,Jetted Tub,Kitchen Island,Natural Woodwork,Open Floorplan,Pantry,Quartz Counters,Storage,Sump Pump(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0425749**

Zoning:

**R1S**

Remarks

Pub Rmks:

**TWO GARAGES! Revolutionizing garage elegance, the attached double garage at the forefront of the home stands tall with grandiose 21'7" x 24'4" with 8'x16' doors,**

embracing both beauty and functionality with its checker plate trims and stainless-steel shelving. Imagined with a meticulous eye, it boasts hot and cold water, a floor drain, & heat — setting the stage for a paradise of easy clean-ups and the coziest of homes with epoxy for your four-wheeled beauties. Venture to the rear, and a detached double garage (30' x 22' with 8'x12' doors) steals the show all man-caves; a tour-de-force adorned with in-floor heating, drain, a convenient half bath, built-in stainless-steel cabinets & epoxy floors— a resplendent retreat that breathes life into dreams and hobbies alike. Be it your RV, ATV, snowmobile, or that prized boat, every toy finds a loving abode here, with a back-alley area offering additional parking and storage options. It's a shed with a house! As we gently steer from the garage paradise, let us invite you to a custom-built two-story dwelling that harmonizes luxury and comfort across 1935 square feet of liveable art. Imagine culinary adventures in a kitchen adorned with handcrafted wood cabinets and splendid granite countertops, where a generous pantry. And cabinets just painted! WOW Picture evenings warmed by the living room's gas fireplace, where stories bloom and memories are forged. Nearby, a family room stands ready to adapt to your heart's desires — a den for reflections or a vibrant play haven for little ones. Main floor finishes off with 1/2 bath and inspiring laundry room with storage. The primary bedroom is a haven of tranquility, a testament to restful slumbers and mornings kissed with ease. Its adjoining ensuite is a masterpiece housing a jetted corner tub ready to whisk away daily worries, inviting you into a realm of relaxation with an embrace of soothing bubbles. Dual sinks, separate showers & 4 closets Take a stroll through hardwood hallways to discover a realm of possibilities in the fully developed basement, where family bonding transcends through movie nights warmed by a gas fireplace. Meanwhile, the outdoor beckons with a pie-shaped lot, promising laughter-filled barbecues and star-gazing nights with loved ones. Situated amidst a community that prides itself on great schools, picturesque parks, and the joy of friendly neighbours, this home invites you to embrace a life where luxury meets love, where dreams meet detail. The build details include: hardwood throughout, including subfloor in the basement, aeration system front & back, footings are 8x24 w/25 MPA (stronger concrete) code is 6x18 with 20 MPA. Walls are 2x6 with 1/2" plywood vs 3/8" OSB. Roof: 3/4" plywood sheeting vs 7/16" OSB. AND this home is NEWFOUNDLAND CLEAN! IFYKYK. Ensuite & basement bath have in-floor heat Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Inclusions:

Fridges, stove, microwave, dishwasher, washer, dryer, garage door opener x2, 3 remotes, garage heater, air conditioner, blinds, curtains, curtain rods, mounted garage cabinets in detached garage, garage tv mount, gazebo, shed, tv mounts, electric fireplace in front room, shower rods & curtains, water softener, detached garage fridge, garage microwave, RE/MAX Connect

Property Listed By:

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

