



THE
A-TEAM

**RE/MAX
FIRST**

130 PACIFIC Crescent, Fort McMurray T9K 0E7

MLS® #: **A2217928**

Area: **Timberlea**

Listing Date: **05/23/25**

List Price: **\$509,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Finished Floor Area

Lot Sz Ar:

5,068 sqft

Lot Shape:

Abv Sqft:

1,459

Low Sqft:

Ttl Sqft:

1,459

DOM

26

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Landscaped,See Remarks

Boat,Double Garage Detached,Off Street,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings

Int Feat:

Granite Counters,High Ceilings,Open Floorplan

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`6" x 5`4"	Breakfast Nook	Main	11`6" x 11`4"
Dining Room	Main	17`7" x 9`0"	Foyer	Main	5`1" x 9`8"
Kitchen	Main	10`0" x 9`4"	Living Room	Main	17`0" x 16`0"
3pc Bathroom	Second	8`9" x 5`0"	4pc Bathroom	Second	7`8" x 5`0"
Bedroom	Second	10`1" x 11`8"	Bedroom	Second	9`6" x 11`9"
Bedroom - Primary	Second	11`9" x 12`0"	Walk-In Closet	Second	9`0" x 5`0"
3pc Bathroom	Basement	5`0" x 8`2"	Bedroom	Basement	12`0" x 8`2"

Walk-In Closet Storage	Basement Basement	9`0" x 0`0" 7`9" x 15`0"	Game Room Furnace/Utility Room Legal/Tax/Financial	Basement Basement	14`9" x 13`5" 7`9" x 9`9"
Title: Fee Simple	Zoning: R1S		Remarks		
Legal Desc:	0621383				
Pub Rmks:	Welcome to 130 Pacific Crescent - DETACHED GARAGE AND RV PARKING! Dreaming of a home where indoor style meets outdoor space? Look no further! This beautifully renovated home sits on a massive pie-shaped lot and offers something for everyone—from the updated interior to the backyard built for making memories. Situated on a spacious pie-shaped lot, this renovated gem offers a detached garage and double gate access to the yard—perfect for RV or extra parking. Step inside to discover a bright and welcoming living room with soaring vaulted ceilings open to the second level and an airy open feel that flows right into a formal dining nook. The heart of the home is the renovated kitchen—featuring newer stainless steel appliances (just 2 years old), quartz countertops, a timeless marble-look backsplash, and a cozy breakfast area with custom bench seating that’s perfect for casual family meals. Upstairs, you’ll find 3 generously sized bedrooms, a 4PC bathroom, and a primary suite. The primary bedroom offers a walk-through closet with a built-in makeup desk and a private 3PC ensuite. The fully finished basement adds more living space with a warm and inviting games room featuring a barn wood accent wall, a 4th bedroom, another 3PC bathroom, and a well-equipped laundry room. Now for the showstopper—the backyard! This private oasis is ideal for families and entertainers alike. Enjoy built-in bench seating on your expansive deck, a gazebo (negotiable), and a separate BBQ zone. A dedicated hot tub area adds the perfect touch of relaxation. The huge pie-shaped yard also includes a firepit area and double gate access with room to park your RV or boat—plus the potential to reconfigure the back fence for even more parking. The detached heated garage is complete with built-in hidden storage, a workbench/bar, and wired for cable and internet. Whether you need a man cave, workshop, or home gym, this space delivers. Updates include new LVP flooring and carpet last year, fresh modern paint, new light fixtures and all appliances were replaced within the last 2 years. And for those warm summer days? This home has central A/C to keep you cool and comfortable all season long. This is the kind of home where memories are made—inside and out. Come see why 130 Pacific Crescent is the perfect place for your next chapter.				
Inclusions:	Fridge, stove, OTR microwave, dishwasher, washer, dryer, all window coverings, central ac, garage door opener & remote, hot tub (as is), gazebo (neg), bench seating in dining nook (neg).				
Property Listed By:	RE/MAX Connect				

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









