



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: **Active**

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

**5**

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

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			
Legal Desc:		0621383			
Remarks					
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

















