



THE
A-TEAM

**RE/MAX
FIRST**

119 PEBBLE Lane, Fort McMurray T9K 0C8

MLS® #: **A2217968**

Area: **Timberlea**

Listing Date: **05/07/25**

List Price: **\$650,000**

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:

4,514 sqft

Lot Shape:

Abv Sqft:

2,435

Low Sqft:

Ttl Sqft:

2,435

DOM

1

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Interior Lot,Landscaped,Lawn

Aggregate,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Jetted Tub,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Storage,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 6`4"
Dining Room	Main	12`11" x 10`6"
Kitchen	Main	10`9" x 13`0"
Living Room	Main	18`3" x 13`1"
4pc Bathroom	Second	9`7" x 7`2"
Bedroom	Second	10`6" x 15`3"
Bonus Room	Second	16`11" x 18`10"

Room	Level	Dimensions
Breakfast Nook	Main	8`11" x 6`1"
Foyer	Main	10`0" x 13`0"
Laundry	Main	18`3" x 13`1"
Office	Main	12`3" x 9`5"
4pc Ensuite bath	Second	13`9" x 11`6"
Bedroom	Second	11`2" x 11`4"
Bedroom - Primary	Second	13`9" x 16`7"

4pc Bathroom	Basement	11`10" x 8`5"	Bedroom	Basement	12`11" x 11`2"
Bedroom	Basement	11`2" x 12`4"	Game Room	Basement	16`5" x 20`0"
Furnace/Utility Room	Basement	12`4" x 10`5"	Legal/Tax/Financial		

Title:	Zoning:	
Fee Simple	R1S	
Legal Desc:	0621366	Remarks

Pub Rmks:	<p>Welcome to 119 Pebble Lane: Offered for the first time by its original owners, this beautifully maintained home presents a thoughtfully designed layout with generous living spaces, ideal for growing families or professionals seeking room to live, work, and entertain. Perfectly positioned just steps from many Timberlea schools, sports fields, and amenities, this home exudes pride of ownership and has been lovingly cared for inside and out. With recent updates including new shingles (2023), it is truly turn-key and move-in ready. A wide three-car driveway leads to the attached double garage, while inside, a grand foyer with soaring ceilings and views to the upper-level bonus room creates an immediate sense of space and light. Just off the entry, the formal dining room offers a welcoming space to host, and through double French doors, a dedicated main floor office awaits with a two-way fireplace that also adds warmth to the living room behind it. The heart of the home is the open-concept kitchen and living area, designed for both everyday comfort and easy entertaining. Here you'll find stainless steel appliances, a large centre island, corner pantry, and abundant cabinetry, all illuminated by oversized windows that drench the space in light. The dining nook offers seamless access to the back deck, where a privacy wall creates a tranquil setting to enjoy the fully fenced backyard and afternoon sun. Upstairs, a vaulted-ceiling bonus room offers incredible flexibility, while the bedroom wing delivers peaceful privacy. The spacious primary retreat features a walk-in closet and ensuite bath, and two additional bedrooms share a well-appointed second bathroom all in beautiful condition. The fully developed basement is in like-new condition, complete with a family room, two additional bedrooms, and a large four-piece bathroom. Extra-plush carpet makes it especially cozy in cooler months, and there's ample storage throughout. Additional features include central air conditioning, main floor laundry, and an updated dishwasher (2020). With its ideal location, generous square footage, and polished condition, 119 Pebble Lane offers a rare opportunity to settle into one of Fort McMurray's most sought after neighbourhoods. Schedule your private showing today.</p>
Inclusions:	Deep freezer negotiable
Property Listed By:	The Agency North Central Alberta

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













