



THE
A-TEAM

**RE/MAX
FIRST**

106 PEBBLE Lane, Fort McMurray T9K 0E3

MLS®#: **A2227911**

Area: **Timberlea**

Listing Date: **06/09/25**

List Price: **\$615,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Lot Sz Ar:

4,652 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,364

Low Sqft:

Ttl Sqft:

2,364

DOM

41

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

Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Storage**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

Bookcases,Closet Organizers,Laminate Counters,No Smoking Home,Pantry,Separate Entrance,Storage,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R1S

Legal Desc:

0621366

Remarks

Pub Rmks:

NEW SHINGLES JULY 2025! Welcome to 106 Pebble Lane: A spacious and versatile 2,364 sq/ft home offering ample living space, a two-bedroom separate entry basement, and major updates including a new furnace and hot water tank (2021) and new shingles July 2025. Lovingly owned by the same family for the past 17 years, this home is located in a prime Timberlea location—just steps to schools and a short drive to shopping, restaurants, and other local amenities. A wide driveway with rock along one side accommodates up to three vehicles and leads to the attached double garage, offering both parking and extra storage. With new shingles on the way and great curb appeal, this home is ready for its next chapter. Inside, you're welcomed by a formal front room that can serve as a sitting area, home office, media room, or children's play space—whatever best suits your needs. The main living room features a natural gas fireplace and across from it is glass cabinetry that adds elegance while offering functional display and storage space connected to the kitchen. The adjacent kitchen includes a corner pantry and eat-up peninsula, ideal for quick meals or entertaining. The dining area opens onto the fully fenced backyard where built-in benches on the deck create the perfect outdoor gathering spot. Upstairs, a stunning and rarely used bonus room awaits with vaulted ceilings and large windows that flood the space with natural light. It's a perfect family retreat to relax, watch movies, or catch the game. All three bedrooms on this level are generously sized, including the primary suite with its own private ensuite, complete with a two-person jetted soaker tub for ultimate relaxation. The separate entry basement is fully developed with a large open-concept living space and kitchenette, perfect for long-term guests or multiple generations under one roof. Two spacious bedrooms, a four-piece bathroom, and dedicated laundry complete this level. The basement comes fully furnished and the home is also equipped with central A/C for year-round comfort. With incredible value, flexible living space, and thoughtful updates throughout, 106 Pebble Lane is ready to welcome its next owners. Schedule your private tour today.

Basement furniture, two mini fridge, deep freezer, shed

The Agency North Central Alberta

Inclusions:

Property Listed By:

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











