



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**181 PICKLES Crescent, Fort McMurray T9K 2T7**

MLS®#: **A2230131**

Area: **Timberlea**

Listing Date: **06/15/25**

List Price: **\$530,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 02-Jul**

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:

**4,240 sqft**

Lot Shape:

Abv Sqft:

**1,449**

Low Sqft:

Ttl Sqft:

**1,449**

DOM

**21**

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:

**Back Yard,Landscaped,No Neighbours Behind,Standard Shaped Lot**

**Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer**

Int Feat:

**Laminate Counters,No Smoking Home,Open Floorplan,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 5`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`2" x 10`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`7" x 5`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`8" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 13`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`7" x 14`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`1" x 18`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`2" x 11`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`9" x 10`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 19`1"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>11`6" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`1" x 10`2"</b>
<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>8`8" x 5`1"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`10" x 18`2"</b>

Furnace/Utility Room	Basement	7`8" x 13`8"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1S	
Legal Desc:	0425749		Remarks
Pub Rmks:	<b>FRESHLY PAINTED, NEW CARPET, NEW LIGHTING AND NEW EPOXY FLOORS IN THE GARAGE!</b> Welcome to 181 Pickles Crescent: A beautifully maintained four-bedroom home offering a spacious layout, modern updates, and unbeatable value. With updated shingles and siding, a large fully fenced yard, a front driveway, and a heated double-car garage, this home checks all the boxes. Conveniently located in Timberlea, you'll have shopping, schools, parks, and transit routes just moments from your doorstep. The striking blue siding enhances the home's curb appeal, complementing the welcoming neighbourhood you'll be proud to call home. The front driveway provides parking for two, while the heated attached garage offers space for another two vehicles, a home gym, a workshop, or a recreational area. Step inside to discover a bright and airy open-concept living space. The living room is inviting and seamlessly flows into the dining area and kitchen, where white cabinetry enhances the fresh, modern aesthetic. An updated chandelier adds a touch of elegance to the dining space, while large windows overlook the sunny backyard and two-tiered deck—perfect for outdoor relaxation and entertaining. Completing the main level is a two-piece powder room and a laundry room conveniently located in the garage-entry mudroom. Upstairs, three well-sized bedrooms offer a private retreat. A four-piece bathroom sits between the two secondary bedrooms, while the spacious primary suite features a walk-in closet (accessible through the ensuite) and its own four-piece bathroom. The fully developed lower level provides additional living space, complete with a cozy family room, a fourth bedroom, and another four-piece bathroom—ideal for guests, extended family, or a home office. Additional highlights include central air conditioning, an updated hot water tank (2019), and recent exterior upgrades, with shingles and siding replaced in 2016. This well-maintained home offers both comfort and convenience in a prime location. Schedule your private tour today.		
Inclusions: Property Listed By:	<b>GARAGE HEATER</b> <b>The Agency North Central Alberta</b>		

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











