



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**134 PACIFIC Crescent, Fort McMurray t9k0e7**

MLS® #: **A2241107**

Area: **Timberlea**

Listing Date: **07/17/25**

List Price: **\$429,900**

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

Lot Sz Ar:

**3,355 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,389**

Low Sqft:

Ttl Sqft:

**1,389**

DOM

**1**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane**

**Double Garage Detached**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air, Natural Gas**

Sewer:

Ext Feat:

**Private Yard**

Construction:

**Vinyl Siding, Wood Frame**

Flooring:

**Carpet, Ceramic Tile, Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings**

Int Feat:

**Laminate Counters, Pantry**

Utilities:

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`7" x 8`0"	Dining Room	Main	10`2" x 11`7"
Foyer	Main	6`4" x 9`9"	Kitchen	Main	8`11" x 11`7"
Living Room	Main	12`10" x 14`6"	3pc Ensuite bath	Second	5`11" x 11`7"
4pc Bathroom	Second	5`4" x 7`8"	Bedroom	Second	10`3" x 8`7"
Bedroom	Second	11`1" x 8`5"	Bedroom - Primary	Second	13`8" x 13`7"
Bedroom	Basement	18`1" x 11`2"	Game Room	Basement	18`0" x 12`1"
Furnace/Utility Room	Basement	8`5" x 8`3"			

# Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0621383**

Zoning: **R1S**

# Remarks

Pub Rmks: **Welcome home TO THIS BEAUTIFUL home located in the heart of Timberlea! Offering nearly 1,400 sqft of functional living space, this fully developed home features 3 bedrooms upstairs and a 4th bedroom in the finished basement, making it ideal for growing families or those needing extra space. Enjoy a spacious kitchen and dining area on the main floor, perfect for family meals or entertaining guests. The primary bedroom includes a private ensuite, while a second full bathroom serves the other two upstairs bedrooms. Downstairs, you'll find a cozy rec room, a 4th bedroom, and additional space to relax or set up a home gym or office. Step outside to an amazing rear deck—a great space for summer BBQs—and a heated detached garage (22.8 x 24.3), perfect for parking and extra storage. Additional features include central air conditioning, ample storage, and a great layout throughout. Located close to schools, parks, and all the amenities Timberlea has to offer, this is one you don't want to miss!**

Inclusions: **HOT TUB**  
 Property Listed By: **EXP REALTY**

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