



GRASSROOTS
REALTY GROUP

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**146 McDougall Crescent
Fort McMurray, Alberta**

MLS # A2215646



\$610,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Timberlea | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,796 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1S |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Chandelier, Closet Organizers, French Door, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | GARAGE HEATER, SHED. | | |

Welcome to 146 McDougall Crescent: Tucked away in Timberlea along beautiful treelined walking trails with a long, paved driveway that has space to park your RV, trailer, and more, this beautifully updated home blends modern farmhouse warmth with everyday function. From the covered front porch to the wainscotted walls and warm wood accents inside, every inch has been thoughtfully refreshed to feel current, cozy, and completely move-in ready. Step inside to a tiled entryway and newly painted main level that sets the tone for the calm, curated palette throughout. The front office—complete with two glass doors and updated flooring (2025)—makes the perfect work-from-home retreat or quiet reading nook. A central staircase opens the flow, with a handy two-piece powder room just around the corner, updated with new paint and flooring. In the heart of the home, the kitchen is a standout. Thoughtfully redesigned with quartz counters, new cabinetry, custom hood vent, subway tile, and a spacious island with black hardware in the cupboards, this space is as beautiful as it is functional. You’ll love the deep sink, custom slide-outs, and slide-out garbage, plus open shelving that adds just the right touch of charm. The dining and living areas feel open and welcoming, with a maple-faced mantle above the gas fireplace with built in shelves on each side adding warmth and texture. The main-floor laundry room is spacious and functional, with LG machines (2023), vinyl flooring, and a full laundry sink with counters and cabinetry for storage. Then up to the second level where a generous sized primary bedroom retreat awaits with a large ensuite bathroom that is spotless, airy and bright. The second and third bedroom are across the hall with another pristine four piece bathroom next to them. Downstairs, a large rec room with a second gas fireplace, laminate and

carpeted flooring, and an additional bedroom and three-piece bath makes this the perfect hangout or guest zone. The home also features a newer furnace (2015), central A/C (2016), water softener, and even a backup sump pump (included in the box). Out back, enjoy a large fenced yard that backs directly onto trees, with a gate leading to walking trails and a direct path to Syncrude Athletic Park. The oversized back deck includes a gas line for summer BBQs. There's also a shed included and an attached, heated double garage (24x21) with 30-amp sub panel. Located in a quiet community in the heart of Timberlea with an abundance of parks, schools and amenities close by - this home is a standout on the market. Schedule your private tour today.