



**GRASSROOTS**  
REALTY GROUP

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**247 Pacific Crescent  
Fort McMurray, Alberta**

**MLS # A2237554**



**\$555,000**

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,709 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

**Inclusions:** Main: Fridge, Dishwasher, Stove, Microwave, Air Conditioning, All Window Coverings Basement: Refrigerator, Washer, Dryer, and Microwave. Seller willing to leave most equipment in the commercial kitchen

**MODERN LIVING WITH BUSINESS POTENTIAL!** Welcome to 247 Pacific Crescent, a stunning 2007-built 2-STOREY home nestled on a spacious 5,000+ sq. ft. lot, backing onto a serene GREENBELT with NO NEIGHBOURS on one side - offering privacy and tranquility. From the moment you arrive, the WIDE DRIVEWAY and impressive CURB APPEAL set the tone for what awaits inside. Step through the front door to soaring HIGH CEILINGS and an abundance of natural light flooding the OPEN-CONCEPT main floor. The cozy GAS FIREPLACE anchors the living room, while the kitchen with an EAT-UP BREAKFAST BAR, subway tile backsplash, STAINLESS STEEL APPLIANCES, and CORNER PANTRY creates a space that's both functional and beautiful. A SEPARATE ENTRANCE off the LAUNDRY ROOM and a convenient 2-piece bath complete this level. Upstairs, THREE generously sized bedrooms await, including a primary retreat with a SPA-INSPIRED 5-piece ENSUITE featuring DUAL SINKS, a JACUZZI TUB, and a SEPARATE SHOWER, along with a WALK-IN CLOSET. The additional bedrooms feature ample storage and share a well-appointed 4-piece bathroom. The FULLY FINISHED BASEMENT offers incredible versatility, featuring a LARGE REC ROOM, a KITCHENETTE, a SPACIOUS BEDROOM with its OWN 4-piece ensuite, and even a SEPARATE LAUNDRY ROOM - ideal for guests or extended family. But the TRUE STANDOUT? The FULLY PERMITTED garage-turned-commercial kitchen - ready for your HOME-BASED business dreams! Equipped with PROFESSIONAL-GRADE appliances, the seller is even WILLING TO LEAVE most of the equipment, making this a TURNKEY OPPORTUNITY for entrepreneurs. Step outside to the FULLY FENCED BACKYARD, where you'll enjoy ultimate privacy with NOTHING

BUT GRASS AND A VIEW OF THE PARK. With CENTRALIZED A/C and an UNBEATABLE LOCATION near schools, playgrounds, and bus stops, this home is as practical as it is impressive. Don't miss your chance to own a home that perfectly blends MODERN LIVING WITH BUSINESS POTENTIAL! Call today for your exclusive private tour!