



GRASSROOTS
REALTY GROUP

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**134 Pacific Crescent
Fort McMurray, Alberta**

MLS # A2241107



\$429,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,389 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: HOT TUB

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!