



**GRASSROOTS**  
REALTY GROUP

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**251 Pacific Crescent  
Fort McMurray, Alberta**

**MLS # A2252027**



**\$599,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,711 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, A/C, Water Softener, Central Vac, and All Window Coverings. Furniture is negotiable.

Welcome to 251 Pacific Crescent, a beautifully designed family home in the heart of Timberlea that blends elegance, comfort, and function at every turn. From the moment you step inside, you're greeted by a bright entryway with high ceilings, a statement-making maple railing, and updated light fixtures that set a modern and inviting tone. The main floor is an entertainer's dream, featuring an open-concept kitchen, dining, and living area that flows effortlessly together. The kitchen boasts quartz countertops, shaker-style cabinetry, stainless steel appliances, and a stylish backsplash, while the dining space is bathed in natural light from oversized windows overlooking the backyard. The living room, complete with hardwood flooring and a cozy gas fireplace, is the perfect spot to gather with family and friends. A functional mudroom off the garage, main-floor laundry with built-ins, and a convenient powder room add everyday practicality. Upstairs, you'll find three spacious bedrooms, including a stunning primary suite with a large walk-in closet and a spa-inspired 5-piece ensuite featuring a soaker tub, standalone shower, double vanity, and quartz counters. A 4-piece main bath completes the upper level. The fully developed basement expands your living space with a recreation room, wet bar, an additional bedroom, full bath, and even a rough-in for laundry &mdash; ideal for teens, guests, or extended family. Step outside to the ethereal south-facing backyard, where a deck, patio, raised flowerbeds, and firepit create a perfect outdoor retreat. Backing onto a serene park and greenbelt with direct access to trails, it's a private oasis made for entertaining and relaxation. Additional highlights include fresh paint throughout, central vac, water softener, and a 20 X 21 heated attached garage. Ideally located close to schools, parks,

and amenities, this home is truly Pinterest-worthy and move-in ready. 251 Pacific Crescent – A family home with style, space, and soul. Check out the photos, floor plans and 3D tour and call today to book your personal viewing.