



GRASSROOTS
REALTY GROUP

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**178 Pacific Crescent
Fort McMurray, Alberta**

MLS # A2270325



\$369,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,250 sq.ft.	Age:	2009 (16 yrs old)
Beds:	6	Baths:	3
Garage:	Alley Access, Gravel Driveway, Stall		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, See Remarks, Sump Pump(s)		

Inclusions: Sold as is, where is on possession

178 Pacific Cres- located in a quiet area in Timberlea with alley access providing ample parking and direct access to your yard space. This bi-level home provides a nice size foyer leading up to your open concept floor plan. Your kitchen is equipped with lots of countertop and cupboard space, laminate countertops, and a wrap around breakfast bar looking into your dinette area and large living room which offers ample natural lighting. The main floor includes your primary bedroom with full 3piece en-suite, 2 additional bedrooms, main floor laundry, as well as a four piece main bathroom. The basement is fully developed as a wet bar/ In-law suite, full size windows; filling your space with natural light gifting and open and inviting atmosphere. Within the basement you will find three more oversize bedrooms, a four-piece bathroom; secondary laundry area as well as an abundance of storage space. Call today to book your private viewing.