



GRASSROOTS
REALTY GROUP

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**314 Pacific Crescent
Fort McMurray, Alberta**

MLS # A2274875



\$649,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,757 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Private		

Heating: Fireplace(s), Floor Furnace, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan, Recessed Lighting

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Window coverings, Hot tub and appliances

Beautifully renovated and truly turn-key, this updated 2-storey home offers 4 bedrooms with a functional family-friendly layout—three bedrooms upstairs and one in the basement. Modern finishes, thoughtful upgrades, and exceptional indoor–outdoor living make this home stand out. Major exterior improvements include updated siding, shingles, and a large living room window (2018), along with upgraded attic insulation to R-60 for improved energy efficiency. Both the front and rear feature low-maintenance composite decking, with the rear deck fully covered and equipped with natural gas quick-connects for a BBQ and firepit. A hot tub (2021) completes the private outdoor retreat. Inside, the main and second floors showcase new LED lighting and stylish vinyl plank flooring. The main level has been fully upgraded with a renovated kitchen, updated flooring and moldings, and a cozy natural gas fireplace. The basement also features a newer natural gas fireplace, adding warmth and comfort. The 16' x 24' detached garage, new siding in 2018, is heated with a natural gas infrared heater and has internet connectivity—currently set up as a golf simulator room, offering excellent versatility. Additional features include new blackout window coverings throughout and a hot water tank and furnace believed to have been replaced within the last 5–8 years (age not verified).