



**178 McDougall Crescent  
Fort McMurray, Alberta**

**MLS # A2281369**



**\$489,888**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaping		

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Laminate Counters, Pantry, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, central a/c, garage heater, garden boxes in yard, all furnishings negotiable, firepit, gazebo

REMARKABLE AND RARE FIND WITH A LARGE PIE SHAPED YARD, A FRONT STAMPED CONCRETE DRIVEWAY RMWB APPROVED AND PERMITTED AT FRONT OF THE HOME A MECHANIC'S DREAM GARAGE A DETACHED DOUBLE HEATED 24X24 WITH 10ft CEILINGS AND 8ft DOOR PLUS 220 VOLT & PINE TONGUE AND GROVE CEILING. The exterior of this home will steal your heart with its superb features and pie-shaped lot featuring beautiful gardens, a large deck with pergola/gazebo, back lane access to your gated yard giving you access for trailers and RV's, plus a firepit area. Inside this move-in-ready and charming home, you will find hardwood floors in the bright front living room, which leads you to the kitchen offering bright white cabinetry, stainless steel appliances that include a brand new stove and fridge, plus a spacious corner pantry. The kitchen overlooks your dining area, which features a large window with backyard views. There is a designated mud room, a main floor laundry room, and a 2 pc powder room. Both the main and upper levels offer all updated light fixtures. The upper level offers 3 generously sized bedrooms, all with hardwood floors. The primary bedroom features a large walk-in closet. In addition, this level offers a 4-piece bathroom with tiled floors. The fully finished basement offers a family room, a 4th bedroom, and a full bathroom. In addition, there is new carpet. Other added features of this home include central a/c, a new Hot water tank in 2024. To complete this perfect home, you are in a prime location in Timberlea, within walking distance to all school levels K-12, and next to a children's park and walking trails and quick access to site bus stops. Call today for your personal tour.