



**209 Pickles Crescent  
Fort McMurray, Alberta**

**MLS # A2288698**



**\$449,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,327 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, garage opener & 2 remotes, air conditioner, central vacuum and attachments, fire pit, garage heater, electric fireplace in living room, 1 remote for ceiling fan

Welcome to this charming 2-storey single-family detached home tucked away on a quiet crescent in the mature community of Timberlea, offering the perfect blend of comfort, functionality, and everyday appeal. With inviting curb presence, a front yard and a fully fenced backyard, plus convenient back alley access just 1 door down, this property is designed for easy living. Step inside to a bright and open living room featuring a beautiful bay window and cozy electric fireplace, creating a warm and welcoming space to gather. The dining area flows seamlessly into the spacious kitchen, complete with hardwood flooring, walk-in pantry, stainless steel appliances, and a brand new dishwasher (2024), while patio doors off the dining room lead to a large deck overlooking the backyard - ideal for summer BBQs and relaxing evenings around the fire pit. The main floor also offers a convenient half bathroom for guests. Upstairs, luxury vinyl plank (LVP) flooring runs throughout 3 generous bedrooms, including a very spacious primary bedroom highlighted by 2 large windows that flood the room with natural light, a ceiling fan for added comfort, and a walk-in closet with built-in shelving. The full bathroom features a double vanity and a tub/shower combination with access from both the hallway and directly from the primary bedroom, offering thoughtful functionality for busy mornings. The fully developed basement adds even more living space with a rec room accented by crown molding, a full bathroom with a tiled tub/shower combination, and a laundry area featuring washer and dryer (both updated in 2023). Comfort is top of mind with air conditioning and a hot water tank updated in 2023. Outside, the OVERSIZED DOUBLE DETACHED GARAGE is heated, painted, insulated, includes built-in shelving and is accessed from the back alley, providing ample parking and workspace year-round.

Located close to schools, parks, and everyday amenities, this home offers exceptional value in an established neighbourhood. Whether you're upsizing, downsizing, or buying your first home, this Timberlea gem is ready to welcome you.