



**253 Pickles Crescent  
Fort McMurray, Alberta**

**MLS # A2303562**



**\$450,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,328 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<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>	Central Vacuum, Closet Organizers, Double Vanity, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** CENTRAL VAC - AS-IS, WHERE-IS (Seller unsure if in working order).

Welcome to 253 Pickles Crescent. Step inside and you’re greeted by a bright, welcoming layout that flows effortlessly from space to space. The main living area is filled with natural light from the oversized front windows, creating that cozy-but-open vibe everyone is after. Updated lighting (2026) and modern black hardware throughout add a fresh, cohesive feel, while the vinyl plank flooring (2024) keeps things stylish and practical for everyday life. The kitchen is functional, warm, and ready for real life with maple cabinetry, tile backsplash, and a full lineup of updated appliances including fridge and stove (2023), dishwasher (2025), washer and dryer (2025), and microwave (2026). Upstairs offers three bedrooms, including a spacious primary retreat with walk-in closet and convenient access to the beautifully updated 5-piece bathroom (2022), complete with double sinks and a tile surround tub/shower. Updated carpet on the stairs (2026) adds that extra touch of comfort heading up. Downstairs, the fully developed basement expands your living space with a fourth bedroom, a 3-piece bathroom, and a family room that’s perfect for movie nights, kids’ hangouts, or a quiet escape. Out back, the yard is a great size and absolutely passes the trampoline test, with a wood bench and privacy wall (2025) on the deck creating a cozy outdoor hangout space. The double detached garage offers plenty of room, plus the rare bonus of having space to park a full-size truck sideways in front of the garage for additional parking. Comfort is covered year-round with central A/C, and the location couldn’t be more convenient. You’re within walking distance to transit, grocery stores, fitness facilities, restaurants, and shops, plus close to excellent elementary and junior/high schools, both public and Catholic. This is one of those homes that

doesn't just check the boxes, it actually feels like home the second you walk through the door.