



**168 Pitcher Crescent
Fort McMurray, Alberta**

MLS # A2139001



\$649,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,780 sq.ft.	Age:	2008 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Lawn, Landscaped, Private		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Garage- Kids fort/Playhouse ; Gazebo- Deck; Kids pink bunkhouse

AMAZZIINNNNGG Family Home!! This 5 bedroom, (3 up and 2 down) 4 bath home with MAIN FLOOR LAUNDRY, a TWO BEDROOM Basement w/ full kitchen and Seperate ENTRY is an excellent income helper!! The 24x24 attached heated garage is finished with built-ins and loft storage, and INCLUDES ... Are you ready?? An... amazing... Wooden.. Fort.. Playhouse!! BUT, LET ME TELL YOU, THAT is NOT ALL!! The kids will never want to leave!! They will be spoiled here with a custom built Backyard Bunk house and a complete play structure! You will find a dedicated fenced and safed out area for the family summer pool, a large pressure treated deck that comes with metal topped gazebo with plenty of space to entertain in the sun. You can have a seperate Man/Woman cave in the 12x12 shed with garage door. The backyard has no neighbours behind. There is a pond steps away from the home to enjoy the trails and view. Inside the home boasts soaring ceilings and loads of large windows with gushing natural light. This 2 storey has a great functional layout with open concept flow as soon as you step in the grand entry. You are engulfed in positive energy vibes right off the hop. A main laundry room straight from the garage is a dream from all of the messy projects from garage or kitchen. A large eat up kitchen, with an abundance of cupboard space and counter top prep. dining and living room complete with gas fireplace welcomes you to the back of the home where the view of the deck, gazebo and a 360 view of the large backyard can be enjoyed. Up the stairs you are greeted with beautiful display tops and wide stairs. Atop the stairs is a custom made workspace. You will find a sizeable Primary bedroom, large walk-in closet, Enusite bathroom with stand alone newly installed stone surround shower, seperate jetted tub, & double sinks. 2 additional sizeable guest

bedrooms and another 4 piece bath completes this level. The basement has 2 Large bedrooms, fridge, stove and 4 piece bath, electric base heat, stackable washer/dryer, high ceilings, and seperate entry for additional income. Let's not forget to mention these updates: HOT WATER TANK-2024, AND ASPHALT SHINGLES-2017. This home is complete with central air, garage heater, and oversized driveway. This Timberlea location is close enough to Parson's North to choose which school you'd rather take the kids. Check us out soon, because this beauty won't stick around for long!!!