



118 Pebble LANE
Fort McMurray, Alberta

MLS # A2146732



\$629,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,340 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub, Pantry, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Air Conditioning, Shed, and Garage Heater.

Welcome to 118 Pebble Lane. This expansive 2,340 sq ft executive home features 4 bedrooms, 3.5 baths, and is a fantastic home for entertaining. Upon entering, you are greeted by a front entry flex room leading to an open-concept kitchen, dining, and living area. The kitchen is complete with stainless steel appliances, a breakfast bar, a corner pantry, and refinished modern cabinetry. The dining area is expansive and bathed in natural light, making it such a serene space. The living room boasts a cozy fireplace and rich hardwood flooring. A mudroom, laundry room, and a 2-piece bathroom complete this level. The upper level welcomes you with a massive bonus room. This floor houses 3 large bedrooms, including the primary bedroom which offers a private oasis with a 4-piece ensuite complete with a jetted tub. The primary bedroom also has a spacious walk-in closet. You also have 2 additional generously sized bedrooms and a 4-piece main bathroom for your convenience. The fully finished basement includes a gym/recreation space, a TV/media area, a sizeable bedroom, a 4-piece bathroom, and additional storage space. Outside, the large deck is roughed-in and wired for a hot tub, providing lots of space for entertaining, along with a shed for additional storage. This property also features a double attached garage with radiant heat and additional parking space in the driveway. Located in the heart of Timberlea, it's close to trails, parks, schools, and all amenities. Call today to book your personal viewing of this amazing home.