

# \$491,400 - 290 Pacific Crescent, Fort McMurray

MLS® #A2194522

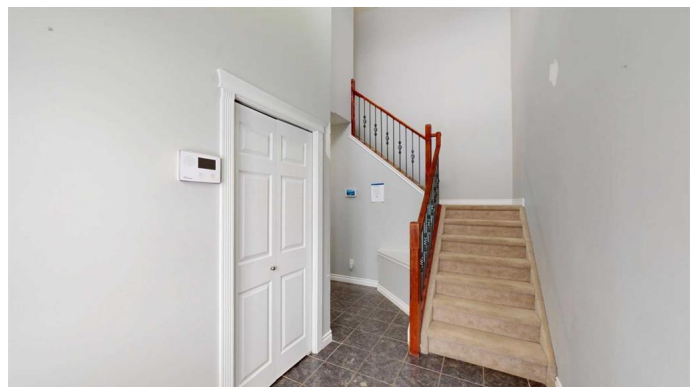
**\$491,400**

4 Bedroom, 4.00 Bathroom, 1,761 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

290 Pacific Crescent is located in a great family friendly Timberlea neighbourhood close to schools, trails, parks, shops and more! This spacious 2-storey home boasts 4-bedroom, 3.5-bathroom, a double attached garage, and double driveway situated on an over 5100 sq/ft lot. Inside, on the main floor, you'll find a convenient laundry room with a wash tub and a 2-piece bathroom enroute to the garage. What a spot to clean up before entering the home! The open-concept living room is equipped with a gas fireplace and loads of windows which flow nicely to the kitchen, and dining area. The open layout creates a comfortable and large space for the family. Enhanced with plenty of natural light and a lovely view of the backyard it's a perfect match for families with kids/pets. The second-floor features three generously sized bedrooms. The primary bedroom boasts a luxurious 5-piece ensuite bathroom with a large corner jetted tub, his/her sinks, and stand alone shower. This primary is large and is also equipped with a great walk-in closet. The finished basement includes a rec room, an additional bedroom, and a newer updated 4-piece bathroom. The ceiling just needs to be put in. So a little bit of handy work and this place can be an amazing investment! The backyard is a good size for entertaining or relaxing. It features a decent-sized deck and a storage shed w/ plenty of space for a pool, swing set and hot tub! This home can be yours at a great price! Home is sold as is



where is. Come for a viewing today!

Built in 2007

### Essential Information

MLS® #	A2194522
Price	\$491,400
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,761
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	290 Pacific Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0G5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Jetted Tub, Kitchen Island
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partially Finished, Partial

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 13th, 2025
Days on Market	66
Zoning	R1

## Listing Details

Listing Office	People 1st Realty
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