



GRASSROOTS

REALTY GROUP

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**158 Pickles Crescent
Fort McMurray, Alberta**

MLS # A2276961



\$699,800

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,452 sq.ft.	Age:	2005 (21 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Corner Lot, Cul-De-Sac, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, See Remarks		

Inclusions: Fridge x2, A/C, Stove x2, dishwasher X2, microwave X2, washer X2, Dryer X2, window coverings, in-floor heat in basement, garage door opener

Welcome to 158 Pickles Crescent, a beautiful, grand, and spacious family home located on a corner lot in the desirable community of Timberlea. With alley access, a double attached garage, and an exposed aggregate driveway, this home offers both convenience and great curb appeal for everyone in the family and your tenant. Inside, you'll love the traditional layout with stylish, high-end finishes throughout. The kitchen is perfect for everyday living and entertaining, featuring dark wood cabinets, granite countertops, stainless steel appliances, and hardwood flooring that adds a cozy, inviting feel. Large living areas with oversized windows bring in tons of natural light, and one living room includes a lovely fireplace—perfect for relaxing at the end of those snow-filled days. The main floor also offers a handy 2-piece powder room, a spacious laundry room, and easy access to the garage. Upstairs, there are four generously sized bedrooms, including a fantastic primary suite with a beautiful ensuite, walk-in closet, and its own sitting area—your own private retreat to get away. Downstairs, the fully developed basement includes a separate entrance and a legal two-bedroom suite, making it ideal for extended family, guests, or extra income. The open living area flows into a functional kitchen with plenty of cupboard and counter space, and both bedrooms are large and share a 4-piece bathroom. Outside, the fenced backyard is perfect for kids and pets, while the large deck is ready for summer BBQs and outdoor entertaining. Alley access in the back provides added yard parking if you need it. This home truly has it all—space, comfort, beauty, uniqueness and versatility. Call today to book a private showing today!