



**110 Pearl Bay**  
**Fort McMurray, Alberta**

**MLS # A2298336**



**\$595,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,105 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gazebo, Interior Lot, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, 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>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Built in speaker and receivers, gazebo, shed, hot tub, garage heater, garage remote, garage fridge, garage work bench, outdoor sectional negotiable.

Welcome to 110 Pearl Bay, a spacious two storey home offering over 2,100 sq ft of living space and a layout designed for both everyday living and entertaining. Located in a family friendly neighbourhood known for its sense of community and abundance of kids, this home is the perfect place to settle in and enjoy. The exterior features a long exposed aggregate driveway with parking for potentially four vehicles, an attached and heated double garage, stone veneer accents, vinyl siding, and a covered front entry that creates a warm first impression. Inside, the main level offers an open concept layout with hardwood flooring and an inviting living space centred around a gas fireplace. The kitchen is both functional and stylish with granite countertops, stainless steel appliances, a four burner gas stove, pantry, and an updated dining light fixture in the dining room installed in 2023. Built in speakers and surround sound enhance the main living space, creating the perfect atmosphere for relaxing or entertaining. A two piece bathroom and a main floor laundry area with sink add everyday convenience. Upstairs, a large bonus room with vaulted ceilings and three oversized windows adds an incredible additional living space. New luxury vinyl plank flooring installed in 2024 throughout the second levels adds a modern touch. The primary bedroom is spacious enough for a king sized bed and features blackout blinds, updated lighting, a large walk in closet and a full ensuite with a jetted tub and two sinks. Two additional bedrooms and a full bathroom complete this level, with all bathrooms updated in 2026 with new black fixtures and fresh paint. The basement is only partially developed, currently being used as a home gym and awaits your creative ideas. Outside, the backyard is designed for enjoyment and entertaining with a fully fenced yard, a large concrete pad, and a wraparound privacy wall. A

metal top gazebo creates a comfortable outdoor lounge space, while the hot tub, added in 2021, offers the perfect place to unwind. A gas line is ready for your barbecue, and a shed provides extra storage. The attached double garage has been upgraded with epoxy floors and a heater installed in 2021, making it a functional space year round. 110 Pearl Bay offers a welcoming atmosphere, great entertaining spaces, and a location perfect for families looking to be part of a vibrant community. Schedule your private showing today.