



GRASSROOTS
REALTY GROUP

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**182 McDougall Crescent
Fort McMurray, Alberta**

MLS # A2302470



\$390,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,331 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings, deep freezer

PRICED TO SELL! AFFORDABLE SINGLE-FAMILY HOME IN A FAMILY-FRIENDLY LOCATION! Welcome to 182 McDougall Crescent, an incredible opportunity for first-time home buyers looking to break into the market without sacrificing space, comfort, or location. Situated close to schools, parks, and the Timberlea Athletic Park, this home offers everything you need to start your homeownership journey. Step inside to a bright and welcoming main floor featuring a front living room and an open-concept kitchen and dining area designed for everyday living and entertaining. The kitchen offers stainless steel appliances, a corner pantry, and plenty of storage, while patio doors lead directly to the fully fenced backyard. A convenient main-floor laundry area and powder room complete this level. Upstairs, you'll find three spacious bedrooms with laminate flooring throughout, including a primary retreat with its own private 3-piece ENSUITE. A full 4-piece bathroom serves the additional bedrooms. The partially developed basement adds even more value, featuring a finished fourth bedroom, a 3-piece bathroom, and a large family room. The only thing left to complete the space is flooring and trim in the living room and staircase. Outside, enjoy a fully fenced backyard with a two-tier deck, plenty of room for kids and pets to play, and two generous parking spots. Affordable, functional, and move-in ready, this is the perfect place to call home for first-time buyers, young families, or anyone looking for exceptional value in Timberlea.