



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**150 Pacific Crescent
Fort McMurray, Alberta**

MLS # A2312631



\$440,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,215 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Gated, Gravel Driveway, Outside, Parking P		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, BLINDS, SHED; BASEMENT FRIDGE, STOVE, DISHWASHER, WASHER, DRYER; BASEMENT SUITE FURNISHINGS NEGOTIABLE TO BE INCLUDED SHOULD SOMEONE WANT.

Nestled in the heart of Timberlea, this warm and inviting raised bungalow offers the perfect blend of comfort, functionality, and low-maintenance living. Located close to some of Fort McMurray's most sought-after elementary, junior high, and high schools, this family-friendly street also features a beautiful central green space and community garden. Step inside and you'll immediately appreciate the bright open-concept layout, soaring vaulted ceilings, and abundance of natural light pouring through the oversized front windows. The living room feels spacious yet cozy and features automated blinds for added convenience and comfort. The main living area flows seamlessly into the spacious dining room and refreshed two-tone kitchen, creating a layout that feels connected and perfect for both everyday living and entertaining. The kitchen was updated in 2026 with freshly painted cabinetry and new hardware, while additional updates over the years include a newer sink and faucet, stainless steel fridge (2016), dishwasher (2025), and commercial-grade vinyl plank flooring installed throughout the main level in 2016. Fresh paint updates completed in 2026 give the home a clean, modern feel that is truly move-in ready. The main floor offers three generously sized bedrooms, including a primary retreat complete with its own ensuite and automated blinds for those slow weekend mornings. Central A/C keeps the home cool during hot summer days, while the thoughtful layout and updates throughout create a space that feels both practical and welcoming. Downstairs, the fully developed basement (with separate entry) offers excellent flexibility. It features secondary laundry, a kitchenette, one bedroom, and a 3-piece bathroom, making it ideal for extended family, guests, or rental potential. The basement has also been soundproofed using Roxul insulation and resilient

channel (Res Bar) construction methods to help reduce sound transfer between levels. Unlike many homes with basement income potential, this property still maintains a large family room and recreation space for the upstairs occupants, complete with a cozy corner gas fireplace that makes the perfect movie night setup or hangout space. Outside, the low-maintenance backyard features artificial turf so you can spend less time mowing and more time enjoying summer evenings. Both the front and back yards are fully fenced, maximizing usable outdoor space for kids, pets, or entertaining. At the rear of the property, you'll find alley access with three parking stalls, including one gated stall that works perfectly for securing toys, trailers, or additional storage if not being used for parking. There is also a storage shed out back for all your seasonal extras. Shingles were updated in 2013 for added peace of mind. Whether you're searching for your first home, space for a growing family, or a property with income potential in a fantastic Timberlea location, 150 Pacific Crescent checks all the boxes!