



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**299 Pacific Crescent
Fort McMurray, Alberta**

MLS # A2321282



\$579,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,227 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s), Vinyl Windows		

Inclusions: negotiable

Priced to sell! This extremely well-maintained and fully developed 4-bedroom bi-level in Timberlea offers a functional layout, tasteful upgrades, and pride of ownership throughout. The main floor features a spacious kitchen with dark oak cabinetry, an island, pantry, and ceramic tile flooring. The adjoining living room provides a comfortable gathering space and is finished with upgraded laminate flooring. The primary bedroom includes a walk-in closet and private 3-piece ensuite, while two additional bedrooms and a full bathroom complete the main level. The fully finished basement adds excellent additional living space with a large family room, a fourth bedroom and a full bathroom featuring ceramic tile surround. Additional highlights include central air conditioning and a gas BBQ hookup. This home has been exceptionally cared for and offers a move-in ready opportunity in a convenient Timberlea location.