



GRASSROOTS
REALTY GROUP

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**443 Pacific Crescent
Fort McMurray, Alberta**

MLS # A2333624



\$574,888

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,423 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas

Features: Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, pool table, high back chairs at the bar, dart board, hot tub, sonos system, tv in bar, swing in the yard, shed, central a/c, knife holder in kitchen, garage remotes, garage heater, shelving in the garage, garburator, alarm system

Introducing 443 Pacific Crescent, a home built for those who love to entertain. This is a rare find: a fully developed bungalow on beautiful Pacific Crescent. The home offers a grand entrance where you can take in the vaulted ceilings and gleaming hardwood floors, with large windows filling the main living space with natural light. The spacious great room is complete with a corner gas fireplace. This open-concept main level flows into a large dining room and a gorgeous kitchen featuring a movable island, ample cabinetry, a large pantry, and a breakfast nook. The main level includes three bedrooms and two bathrooms. The primary bedroom features a walk-in closet and a 4-piece ensuite with a jetted tub. To complete the main level, there is a laundry room and a mudroom with direct access to your attached heated garage. This entire home is wired with speakers, complemented by a Sonos system that will stay with the home. The fully developed basement, featuring brand-new LVP flooring, is where you will entertain in this fantastic games and rec room. It features a stunning custom wet bar with a large bar-top, glassware rack, built-in TV, and more. You can bartend while friends and family play pool or darts or watch your favorite sports events. This lower level also includes two large bedrooms—one is oversized and makes a great space for a gym—and a full bathroom. When you are ready to move outside to entertain, you have a fully fenced and landscaped yard with a hot tub and a two-tiered deck, plus a stone patio with a fire pit area. Additional features of the exterior include a large front driveway with room for RV parking and an attached heated double garage with high ceilings. Further highlights of this move-in-ready home include central A/C and central vac. This home is perfectly located in Timberlea, within walking distance to K&N12 schools and

offers quick access to city and site bus stops, shopping, and more. Call today for your personal tour.