



**GRASSROOTS**  
REALTY GROUP

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**170 Pearl Bay**  
**Fort McMurray, Alberta**

**MLS # A2339639**



**\$710,000**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 2 and Half Storey                                                           |               |                   |
| <b>Size:</b>     | 2,158 sq.ft.                                                                | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 4                                                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad, RV Access/Parking                      |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, L |               |                   |

|                    |                                                                                                              |                   |    |
|--------------------|--------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                                   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, 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>   | Concrete, Vinyl Siding, Wood Frame                                                                           | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                              | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Central Vacuum, French Door, Granite Counters, Open Floorplan, See Remarks, Sump Pump(s), Tankless Hot Water |                   |    |

**Inclusions:** Negotiable

As you walk up to this property, it immediately feels like home. The beautifully manicured landscaping, mature trees, lush hedges, vibrant gardens, aggregate walkways and parking areas create an incredible first impression. The inviting COVERED FRONT PORCH sets the tone&mdash;picture enjoying your morning coffee here as the sun rises, surrounded by the peaceful, beautifully landscaped yard. And as the day winds down, the stunning gazebo and outdoor living space become the perfect spot to entertain friends, enjoy dinner and take in the evening sunset. Step inside and the attention to detail continues. The welcoming foyer leads to the great room/office on the left, a convenient 2-piece bathroom on the right, and then opens into the heart of the home&mdash;a bright, spacious open-concept kitchen, dining and living area. The kitchen features GRANITE countertops and black stainless appliances, while large windows and a gas fireplace make the living room warm and inviting. Upstairs, you'll find a UNIQUE LOFT STYLE BONUS ROOM, three OVERSIZED bedrooms and a 4-piece bathroom. The primary bedroom offers plenty of space along with a private 4-piece ensuite and convenient LAUNDRY. The fully developed basement adds excellent flexibility with an OVERSIZED bedroom, recreation area, kitchenette, laundry and 4-piece bathroom&mdash;ideal for guests, family or additional living space. The double attached garage is gas heated and has its own electrical panel, making it an exceptional setup for the hobbyist or anyone needing a dedicated workspace. With 2 RV PARKING DRIVEWAYS and room for 7&ndash;8 vehicles, parking will never be an issue. Built in 2008 and maintained to an exceptional standard, this home is truly PRISTINE, INSIDE AND OUT. From the incredible curb appeal to the thoughtful floor plan and outstanding outdoor

spaces, this is a property that has been loved, cared for and is ready for its next chapter. \*\*A home this unique, this well maintained and this beautifully landscaped is a rare find.\*\*