



## 201 Pickles Crescent Fort McMurray Alberta

\$769,900

Welcome to 201 Pickles Crescent, a CUSTOM-BUILT HOME nestled on a sprawling 11,000+ Sq Ft lot, complete with DOUBLE ATTACHED AND DETACHED GARAGES, one with in-floor heating and the other with forced air. This exceptional property offers convenient back alley access and parking space for a 50-FT RV, making it the ideal blend of luxury and practicality. Inside, the home includes a CHEF'S DREAM KITCHEN, equipped with premium upgrades, including granite countertops, a spacious island, and Thermador commercial-grade stainless steel appliances--a gas stove with grill and griddle, a refrigerator, and a powerful vent hood fan. The sunny dinette offers picturesque views of the expansive backyard and flows seamlessly into the open-concept living room, where a cozy gas fireplace and a built-in surround sound speaker system create a warm, inviting ambiance. Also on the main level you'll find a second dining room that can be used as a den, a convenient half bath around the corner, laundry room, and direct access to the attached garage. Upstairs, the large primary bedroom features its own gas fireplace and a custom walk-in closet. The luxurious ensuite bath is thoughtfully designed with a jetted tub, a spacious stand-up shower, and a second laundry hookup. An additional full bath and second bedroom complete the upper level. The basement, perfect for entertaining or extended family living, offers two generous bedrooms, a full bathroom, and a large family room, all complemented by trendy epoxy flooring over in-floor heating. Outside, the fully fenced yard is a serene retreat with mature trees, perennials, and a striking white oak tree. Enjoy year-round comfort with a recently upgraded in-floor heating system (2-zone, replaced 2 years ago) and an updated 50-gallon hot water tank. Additional features include a heat recovery system, 100-amp electrical panel with room for expansion, a...

3pc Bathroom 7.58 Ft x 5.67 Ft

Bedroom 10.92 Ft x 18.67 Ft

Bedroom 12.50 Ft x 12.75 Ft

Furnace 7.92 Ft x 11.17 Ft

Recreational, Games room 17.83 Ft x 11.17 Ft

2pc Bathroom 4.58 Ft x 5.92 Ft

Kitchen 14.50 Ft x 13.58 Ft

Laundry room 8.50 Ft x 5.42 Ft

Living room 14.83 Ft x 17.17 Ft

4pc Bathroom 8.75 Ft x 4.92 Ft

4pc Bathroom 8.50 Ft x 17.83 Ft

Primary Bedroom 21.08 Ft x 13.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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People 1st Realty

# RE/MAX<sup>®</sup>

**RE/MAX Fort McMurray**

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Den 11.75 Ft x 13.58 Ft

Other 7.00 Ft x 11.00 Ft

Dining room 14.42 Ft x 9.58 Ft

Bedroom 10.50 Ft x 10.17 Ft