



# 434 Pacific Crescent Fort McMurray Alberta

\$564,900

Welcome to 434 Pacific Crescent, a beautifully updated 2-storey residence nestled in the heart of Timberlea neighborhood, offering a serene backdrop of greenspace and a peaceful pond. This meticulously maintained home has been tastefully upgraded with thoughtful touches throughout. Upon entry, you are greeted by gleaming hardwood floors that extend throughout the main and second levels, including the stairs. The heart of this home is the expansive, open-concept main floor boasting a chef's dream kitchen. Kitchen with quartz countertops, stainless steel appliances, a gas stove, and stylish cabinetry, it also features an inviting eat-up island, perfect for gatherings. Relax in the bright living room, warmed by a cozy gas fireplace, offering picturesque views of the greenery and pond through large windows that flood the space with natural light. Step outside from the dining area onto a lovely patio with glass railings, ideal for outdoor dining or simply enjoying the peaceful surroundings. Retreat upstairs to discover the generously sized master bedroom, complete with its own private covered patio—an oasis to unwind. The ensuite is a luxurious escape featuring double sinks, a corner jetted tub, and a stand-up shower. Two additional bedrooms and another full bath complete the upper level, providing ample space for the whole family. The lower level of this home is a versatile space, offering a fully self-contained 1-bedroom basement suite with a walkout entry. Ideal for guests or generating additional income, this suite is bright and welcoming with its own entrance. A heated garage, central air conditioning, and central vacuum add to the convenience and comfort of this residence. Outside, the landscaped yard is a private retreat, landscaped with quick curb garden beds, and providing direct access to walking trails right from your backyard. Don't miss the opportunity to ...

- Bedroom 12.33 Ft x 11.92 Ft
- Bedroom 10.42 Ft x 14.17 Ft
- 4pc Bathroom 8.33 Ft x 4.83 Ft
- Other 8.33 Ft x 5.75 Ft
- Primary Bedroom 12.25 Ft x 14.00 Ft
- 5pc Bathroom 8.50 Ft x 11.50 Ft

- Recreational, Games room 14.08 Ft x 10.58 Ft
- Bedroom 9.50 Ft x 10.17 Ft
- 4pc Bathroom 7.42 Ft x 10.17 Ft
- Foyer 5.58 Ft x 8.00 Ft
- Living room 14.00 Ft x 16.33 Ft
- Dining room 13.42 Ft x 11.00 Ft

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

Listing Presented By:



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EXP REALTY



**RE/MAX Fort McMurray**

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Furnace 5.08 Ft x 10.08 Ft

Kitchen 14.92 Ft x 14.42 Ft

Kitchen 10.83 Ft x 10.83 Ft

2pc Bathroom 6.67 Ft x 4.83 Ft