



# 490 Pacific Crescent Fort McMurray Alberta

\$464,000

Welcome to 490 Pacific Crescent: This bright and airy bungalow boasts a warm and welcoming interior with vaulted ceilings, abundant natural light, and an incredible open floor plan. With a long driveway, attached garage, and an illegal suite in the basement, this home offers all the benefits of homeownership at a great price in the heart of Timberlea. The stamped driveway leads to a heated attached double car garage, providing parking for four vehicles or additional storage for your recreational toys. The front garden and lawn add curb appeal and greet you as you arrive. Inside, the spacious open floor plan features a front living room with a natural gas fireplace and a large front window. The adjacent dining room has ample space for a large table, perfect for entertaining. Next the kitchen showcases updated white quartz countertops, stainless steel LG appliances (only three years old), and a long eat-up breakfast bar while deep cupboards offer plenty of storage space. Behind the kitchen, a versatile family room could serve as a home office or breakfast nook with access to the back deck, which overlooks a beautifully landscaped backyard complete with gardens and a garden shed for your tools. Down the hall, three bedrooms await, including a spacious primary bedroom with a walk-in closet and ensuite bathroom. A four-piece bathroom is conveniently located across from the other two bedrooms. The main floor also features a laundry area in the garage entry hall for added convenience. The lower level of the home offers even more living space with a large living area flanked by two generously sized bedrooms. The eat-in kitchenette down the hall includes ample cupboards and counter space, with a full fridge included. Additional features of the home include a new hot water tank (2024), central air conditioning, and central vacuum. Loaded with value, this home is ready for new own...

4pc Bathroom 9.92 Ft x 7.67 Ft

Bedroom 14.92 Ft x 10.33 Ft

Bedroom 13.92 Ft x 12.00 Ft

Kitchen 12.17 Ft x 14.50 Ft

Recreational, Games room 11.83 Ft x 11.75 Ft

Storage 12.25 Ft x 18.50 Ft

Bedroom 8.92 Ft x 12.00 Ft

Dining room 12.17 Ft x 12.42 Ft

Family room 14.17 Ft x 10.42 Ft

Kitchen 15.50 Ft x 9.17 Ft

Laundry room 11.75 Ft x 5.00 Ft

Living room 14.42 Ft x 14.33 Ft

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

Listing Presented By:



Originally Listed by:  
The Agency North Central Alberta

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**RE/MAX Fort McMurray**

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4pc Bathroom 4.92 Ft x 8.42 Ft  
4pc Bathroom 8.00 Ft x 4.92 Ft  
Bedroom 8.83 Ft x 12.00 Ft

Primary Bedroom 11.25 Ft x 14.67 Ft  
Furnace 10.00 Ft x 8.25 Ft